

BUILDING STANDARDS COMMISSION

2525 Natomas Park Drive, Suite 130
Sacramento, California 95833-2936
(916) 263-0916 FAX (916) 263-0959



June 29, 2012

Rosanna M. Ramirez, City Clerk
City of Huntington Park
6550 Miles Avenue, Room 148
Huntington Park, CA 90255-4393

Dear Ms. Ramirez:

This letter is to acknowledge receipt on May 10, 2012 and May 25, 2012 of the City of Huntington Park submittal pertaining to Ordinance Nos. 887-NS through 896-NS with findings and is acceptable for filing. Your filing attests to your understanding that according to Health and Safety Code §17958.7 no modification or change to the California Building Standards Code shall become effective or operative for any purpose until the findings and the modifications or changes have been filed with the California Building Standards Commission (the Commission).

This letter attests only to the filing of these local modifications with the Commission, which is not authorized by law to determine the merit of the filing. As a reminder, local modifications are specific to a particular edition of the Code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the Code is published.

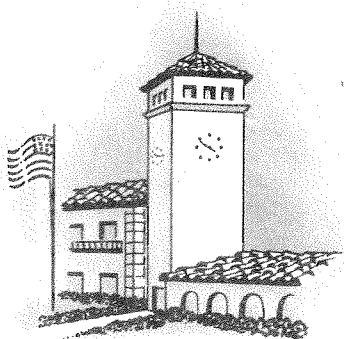
In addition, should you receive Fire Protection District ordinances for ratification, it is required to submit the ratified ordinances to the Department of Housing and Community Development [Health and Safety Code §13869.7(c)], attention State Housing Law Program Manager, rather than the Commission. Likewise, ordinances containing energy efficiency standards may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings



City of
HUNTINGTON PARK California

ROSANNA M. RAMIREZ
CITY CLERK

May 22, 2012

California Building Standards Commission
2525 Natomas Park Drive, Suite 130
Sacramento, CA 95833

Dear Sir or Madam:

The City Council of the City of Huntington Park, at their regular meeting held May 7, 2012, adopted the following ordinances adopting by reference the 2011 Los Angeles County Code:

- Ordinance No. 887-NS, Building Code
- Ordinance No. 888-NS, Electrical Code
- Ordinance No. 889-NS, Plumbing Code
- Ordinance No. 890-NS Mechanical Code
- Ordinance No. 891-NS Residential Code

Sincerely,

A handwritten signature in cursive script that reads "Rosanna Ramirez".

Rosanna M. Ramirez
City Clerk

Enc. (5)

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CALIFORNIA BUILDING
STANDARDS COMMISSION

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WHEREAS, it is the intent of the City Council, in enacting this ordinance, to adopt the Los Angeles County Code pertaining to Building Code regulations.

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1 the Building Official, shall collectively be known as the *City of Huntington Park*
2 *Building Code* and may be cited as Title 8 Chapter 1 of the Huntington Park Municipal
3 Code.

4 **8-1.02 BUILDING CODE MODIFIED**

5 Chapters 1, 9, 33, 99 and Appendix J of Title 26 of the Los Angeles County Code (the
6 2011 Los Angeles County Building Code), adopted by reference as the Building Code of
7 the City of Huntington Park, are hereby amended, deleted or added as follows:

8 a. Section 100 is deleted.

9 b. Section 101 is amended in its entirety to read:

10 **SECTION 101 – TITLE, PURPOSE, INTENT AND SCOPE**

11 **101.1 Title.** Title 8 Building Regulations, Chapter 1 of the City of Huntington
12 Park Municipal Code shall be known as the Building Code of the City of
13 Huntington Park, may be cited as such, and will be referred to herein as “these
14 regulations” or “these building standards” or “this Code.”

15 **101.2 Purpose and Intent.** The purpose of this code is to establish the minimum
16 requirements to safeguard the public health, safety and general welfare through
17 structural strength, means of egress facilities, stability, sanitation, adequate light
18 and ventilation, energy conservation, and safety to life and property from fire and
19 other hazards attributed to the built environment and to provide safety to
20 firefighters and emergency responders during emergency operations. Consistent
21 with this purpose, the provisions of this Code are intended and always have been
22 intended to confer a benefit on the community as a whole and are not intended to
23 establish a duty of care toward any particular person.

24 This Code shall not be construed to hold the City or any officer, employee or
25 agent thereof responsible for any damage to persons or property by reason of any
26 inspection authorized herein or by reason of the issuance or nonissuance of any
27 permit authorized herein, and/or for any action or omission in connection with
28 the application and/or enforcement of this Code. By adopting the provisions of
this Code, the City does not intend to impose on itself, its employees or agents,
any mandatory duties of care toward persons and property within its jurisdiction
so as to provide a basis of civil liability for damages.

This section is declaratory of existing law and is not to be construed as
suggesting that such was not the purpose and intent of previous Code adoptions.

101.3 Scope and Applicability. The provisions of this Code shall apply to the
erection, construction, enlargement, alteration, installation, reconstruction, repair,
movement, improvement, connection, conversion, demolition, use and
occupancy of any building, structure or premises, or portion thereof, and grading
within the City.

1 The provisions of this Code shall not apply to work located primarily in a public
2 way other than pedestrian protection structures required by Chapter 33; public
3 utility towers and poles; equipment not specifically regulated in this Code;
4 hydraulic flood control structures; work exempted by Section 107.2; or minor
5 work of negligible hazard to life specifically exempted by the building official.
6 Additions, alterations, repairs and changes of use or occupancy in all buildings
and structures shall comply with the provisions for new buildings and structures
except as otherwise provided in Section 109 and Chapter 34 of this Code.

7 Detached one- and two-family dwellings and multiple single-family dwellings
8 (townhouses) not more than three stories above grade plane in height with a
9 separate means of egress and their accessory structures shall comply with the
Residential Code as amended and adopted by the City of Huntington Park.

10 Where, in any specific case, different sections of this Code specify different
11 materials, methods of construction or other requirements, the most restrictive
shall govern.

12 The codes and standards referenced in this Code shall be considered part of the
13 requirements of this Code to the prescribed extent of each such reference. Where
14 differences occur between provisions of this Code and referenced codes and
standards, the provisions of this Code shall apply.

15 The provisions of this Code shall not be deemed to nullify any provisions of
16 local, state or federal law.

17 In the event any differences in requirements exist between the accessibility
18 requirements of this Code and the accessibility requirements of the California
19 Code of Regulations, Title 24 (also referred to as the California Building
Standards Code), then the California Code of Regulations shall govern.

20 c. Section 103.5 is amended in its entirety to read:

21 **Section 103.5 Costs.** Any person who violates any provision of this Code shall
22 be responsible for the costs of any and all Code enforcement actions taken by the
23 Building Official in response to such violations. These costs shall be based on the
amounts specified in Section 115.

24 d. A new subsection 103.6. is added to read:

25 **103.6 Work Without Permit.** Whenever any work has been commenced without
26 a permit as required by the provisions of this Code, a special investigation shall
27 be made prior to the issuance of the permit. An investigation fee specified as per
Section 115 shall be collected for each permit so investigated.

28 Exception: When the building official has determined that the owner-builder of a
one- or two-family dwelling, accessory building or accessory structure had no

1 knowledge that a permit was necessary and had not previously applied for a
2 permit from the Building Division of the City of Huntington Park the
3 investigation fee shall be specified as per the Section 115.

4 The payment of the investigation fee shall not exempt any person from
5 compliance with all other provisions of this Code or from any penalty prescribed
6 by law.

7 For additional provisions applicable to grading, see Appendix J.

8 e. A new subsection 103.7 is added to read:

9 **103.7 Noncompliance Fee.** If the building official, in the course of enforcing the
10 provisions of this Code or any State law, issues an order to a person and that
11 person fails to comply with the order within 15 days following the due date for
12 compliance stated in the order, including any extensions thereof, the building
13 official shall have the authority to collect a noncompliance fee.

14 The noncompliance fee shall not be imposed unless the order states that a failure
15 to comply within 15 days after the compliance date specified in the order will
16 result in the fee being imposed. No more than one such fee shall be collected for
17 failure to comply with an order.

18 For additional provisions applicable to grading, see Appendix J.

19 f. Subsection 104.1 is amended in its entirety to read:

20 **104.1 Building Division.** There is hereby established a division in the City
21 Development Services Department to be known and designated as the Building
22 Division.

23 g. Subsection 104.2.1 is amended in its entirety to read:

24 **104.2.1 General.** The building official is hereby authorized and directed to
25 enforce all the provisions of this Code, including the Electrical Code, the
26 Plumbing Code, Mechanical Code, Residential Code, Energy Code and Green
27 Building Standards, relevant laws, ordinances, rules and regulations; and to make
28 all inspections pursuant to the provisions of this Code, relevant laws, ordinances,
rules and regulations. For such purposes, the building official shall have the
powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code,
relevant laws, ordinances, rules and regulations; and to adopt and enforce rules
and supplemental regulations in order to clarify the application of the provisions.
Such interpretations, rules and regulations shall be in conformance with the
intent and purpose of this Code.

1 The building official shall classify every building or portion thereof into one of
2 the occupancies set forth in Chapter 3 of this Code according to its use or the
3 character of its occupancy.

4 The Building Official shall also classify every building into one of the types of
5 construction set forth in Chapter 6 of this Code.

6 h. Subsection 104.2.1.1 is amended in its entirety to read:

7 **104.2.1.1** The building official is authorized to make and enforce such guidelines
8 and policies for the safeguarding of life, limb, health or property as may be
9 necessary from time to time to carry out the purpose of this Code.

10 i. Subsection 104.2.2 is amended in its entirety to read:

11 **104.2.2 Deputies.** With the approval of the City Council, the building official
12 may appoint such number of officers, inspectors and assistants, and other
13 employees as shall be authorized from time to time. The building official may
14 deputize such employees as may be necessary to carry out the functions of the
15 Building Division.

16 j. Subsection 104.2.7 is amended in its entirety to read:

17 **104.2.7 Modifications.** Whenever there are practical difficulties involved in
18 carrying out the provisions of this Code, the building official may grant
19 modifications, on a case-by-case basis, provided the building official shall first
20 find that a special individual reason makes the strict letter of this Code, relevant
21 laws, ordinances, rules and regulations impractical and that the modification is in
22 conformity with the spirit and purpose of this Code, relevant laws, ordinances,
23 rules and regulations, and that such modification does not lessen any fire
24 protection or other life safety-related requirements or any degree of structural
25 integrity. The details of any action granting modifications shall be recorded and
26 entered in the files of the City.

27 A written application for the granting of such modifications shall be submitted
28 together with a filing fee established by separate fee resolution or ordinance.

For additional provisions applicable to grading, see Appendix J.

k. Subsection 104.2.8 is amended in its entirety to read:

104.2.8 Alternate materials, design and methods of construction. The
provisions of this Code, relevant laws, ordinances, rules and regulations are not
intended to prevent the use of any material, appliances, installation, device,
arrangement, method, design or method of construction not specifically
prescribed by this Code, provided any such alternate has been approved.

1 The building official may approve on a case-by-case basis any such alternate,
2 provided that he or she finds that the proposed design is satisfactory and
3 complies with the provisions of this Code and finds that the material, method or
4 work offered is, for the purpose intended, at least the equivalent of that
5 prescribed in this Code, relevant laws, ordinances, rules and regulations in
6 quality, strength, effectiveness, fire resistance and other life-safety factors,
7 durability, planning and design, energy, material resource efficiency and
8 conservation, environmental air quality, performance, water and sanitation.

9 The building official shall require that sufficient evidence or proof be submitted
10 to substantiate any claims that may be made regarding its use.

11 A written application for use of an alternate material, design or method of
12 construction shall be submitted together with a filing fee established by separate
13 fee resolution or ordinance.

14 For additional provisions applicable to grading, see Appendix J.

15 1. Subsection 104.3 is amended in its entirety to read:

16 **104.3 Definitions.** In additions to the definitions specified in Chapter 2 of this
17 Code, the following certain terms, phrases, words and their derivatives shall be
18 construed as specified in this section. Terms, phrases and words used in the
19 masculine gender include the feminine and the feminine the masculine.

20 In the event of conflicts between these definitions and definitions that appear
21 elsewhere in this Code, these definitions shall govern and be applicable.

22 **BOARD OF SUPERVISORS** shall mean the City of Huntington Park City
23 Council.

24 **BUILDING CODE** shall mean the Los Angeles County Code Title 26 as
25 adopted and amended by the City of Huntington Park.

26 **BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the
27 Building Division of the City Community Development Department.

28 **BUILDING OFFICIAL** shall mean the Director of Community Development
Department or other designated authority charged with the administration and
enforcement of this Code, or the director's duly authorized representative.

BUILDING REHABILITATION APPEALS BOARD shall mean the City of
Huntington Park City Council.

CALGREEN see Green Building Standards Code definition.

COUNTY may mean City of Huntington Park or Los Angeles County depending on the context.

DEMOLITION Whenever the term *demolition* or *demolish* is used in this Code, it shall include the removal of the resulting debris from such demolition and the protection or filling of excavations exposed by such demolition as may be required by this Code, relevant laws, ordinances, rules and/or regulations.

ELECTRICAL CODE shall mean the Los Angeles County Code Title 27 as adopted and amended by the City of Huntington Park.

ENERGY CODE shall mean California Code of Regulations Title 24, Part 6.

FACTORY-BUILT STRUCTURE shall mean buildings or structures that meet all of the following criteria:

(1) fabrication on an off-site location under the inspection of the State, for which the State inspection agency has attested to compliance with the applicable State laws and regulations by the issuance of an insignia;

(2) the bearing of the State insignia and that have not been modified since fabrication in a manner that would void the State approval; and for which the City has been relieved by statute of the responsibility for the enforcement of laws and regulations of the State of California or the City.

FIRE CODE shall mean the California Code of Regulations Title 24, Part 9, as adopted and amended by the County of Los Angeles Fire Department.

GREEN BUILDING STANDARDS CODE shall mean California Code of Regulations Title 24, Part 11.

HEALTH CODE or **LOS ANGELES COUNTY HEALTH CODE** shall mean the County of Los Angeles Health Department.

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT shall mean either the City of Huntington Park Public Works Department or the Los Angeles County Flood Control District.

MECHANICAL CODE shall mean the Los Angeles County Code Title 29 as adopted and amended by the City of Huntington Park.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT shall mean a permit issued as required by the Federal Clean Water Act in order to protect receiving waters. The NPDES permit requires controls to reduce the discharge of pollutants into storm drains, channels or natural watercourses.

NONINSPECTED WORK shall mean any erection, construction, enlargement, alteration, repair, movement, improvement, removal, connection, conversion,

1 demolition or equipping for which a permit was first obtained, pursuant to
2 Section 107, but which has progressed beyond the point indicated in successive
3 inspections, including but not limited to inspections set forth in Section 117,
without first obtaining inspection by and approval of the building official.

4 **UNPERMITTED STRUCTURES** shall be defined as any structure, or portion
5 thereof, that was erected, constructed, enlarged, altered, repaired, moved,
6 improved, removed, connected, converted, demolished or equipped, at any point
7 in time, without the required permit(s) having first been obtained from the
Building Official, pursuant to Subsection Section 107.1, supraor any unfinished
work for which a permit has expired.

8 **PLUMBING CODE** shall mean the Los Angeles County Code Title 28 as
9 adopted and amended by the City of Huntington Park.

10 **RESIDENTIAL BUILDING CODE** shall mean the Los Angeles County Code
11 Title 30 as adopted and amended by the City of Huntington Park.

12 **ROAD COMMISSIONER** shall mean the City Engineer.

13 **UNINCORPORATED PORTION OF THE COUNTY OF LOS ANGELES**
14 shall mean the City of Huntington Park.

15 **UNPERMITTED STRUCTURE** shall be defined as any structure, or portion
16 thereof, that was erected, constructed, enlarged, altered, repaired, moved,
17 improved, removed, connected, converted, demolished or equipped, at any point
in time, without the required approval(s) and permit(s) having first been obtained
from the building official.

18 m. Section 105 is amended in its entirety to read:

19 **SECTION 105 APPEALS BOARDS**

20 **105.1 Technical Interpretations Appeals Board.** When a request for an
21 alternate material has been proposed by an applicant and denied by the building
22 official, the applicant may appeal the building official's decision to the Technical
Interpretations Appeals Board no later than 60 calendar days from the date of the
action being appealed.

23
24 The board shall consist of five members who are qualified by experience and
25 training to pass upon matters pertaining to building construction. One member
26 shall be a practicing architect, one a competent builder, one a lawyer and two
27 shall be civil or structural engineers, each of whom shall have had at least ten
28 years experience as an architect, builder, lawyer or structural designer. The
building official shall be an ex officio member and shall act as secretary to the
board. The members of the board of appeals shall be appointed by the City
Council and shall hold office at its pleasure. The board shall adopt reasonable
rules and regulations for conducting its investigations. The board shall establish

1 that the approval for alternate materials and the modifications granted for
2 individual cases are in conformity with the intent and purpose of this Code,
3 relevant laws, ordinances, rules and regulations, and that such alternate material,
4 modification or method of work offered is at least the equivalent of that
5 prescribed in this Code, relevant laws, ordinances, rules and regulations in
6 quality, strength, effectiveness, fire resistance, durability, safety and sanitation
7 and does not lessen any fire-protection requirements or any degree of structural
8 integrity. The board shall document all decisions and findings in writing to the
9 building official with a duplicate copy to the applicant, and the board may
10 recommend to the City Council such new legislation as is consistent therewith.

11 **105.2 Accessibility Appeals Board.** In order to conduct the hearings on written
12 appeals regarding action taken by the building official concerning accessibility
13 and to ratify certain exempting actions of the building official in enforcing the
14 accessibility requirements of the California Code of Regulations, Title 24 (also
15 known as the California Building Standards Code), and to serve as an advisor to
16 the building official on disabled access matters, there shall be an accessibility
17 appeals board consisting of five members. Two members of the appeals board
18 shall be physically disabled persons, two members shall be persons experienced
19 in construction, and one member shall be a public member. The building official
20 shall be an ex officio member and shall act as secretary to the board. The
21 members of the accessibility appeals board shall be appointed by the City
22 Council and shall hold office at its pleasure. The board shall adopt reasonable
23 rules and regulations for conducting its actions. The board shall establish that the
24 access matter under review is in conformity with the intent and purpose of the
25 California Code of Regulations, Title 24, and this Code. The board shall
26 document all decisions and findings in writing to the building official with a
27 duplicate copy to the applicant, and the board may recommend to the City
28 Council such new legislation as is consistent therewith.

The appeals board may approve or disapprove interpretations and enforcement
actions taken by the building official. All such approvals or disapprovals for
privately funded construction shall be final and conclusive as to the building
official in the absence of fraud or prejudicial abuse of discretion.

22 **105.3 Limitations of Authority.** Neither the Technical Interpretations Appeals
23 Board nor the Accessibility Appeals Board shall have authority relative to
24 interpretation of the administrative portions of this Code, other than Section 102,
25 nor shall the board be empowered to waive requirements of this Code.

25 **105.4 Appeals Board Fees.** A filing fee established by separate fee resolution or
26 ordinance shall be paid to the building official whenever a person requests a
27 hearing or a rehearing before the appeals boards provided for in this section.
28 All requests to appeal determinations, orders or actions of the building official or
to seek modifications of previous orders of the appeals boards shall be presented
in writing.

n. Section 106 is amended in its entirety to read:

SECTION 106 BUILDING PLAN REQUIREMENTS

106.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans, and when deemed necessary by the building official, calculations, geological or engineering reports and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer or architect licensed or registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a building permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

When authorized by the building official, complete plans and calculations need not be submitted for the following work when information sufficient to clearly define the nature and scope of the work are submitted for review:

1. One-story buildings of Type V conventional wood-stud construction with an area not exceeding 600 square feet;
2. Work deemed by the building official as minor, small and/or unimportant work.

Where deemed necessary by the building official, submittals shall include special inspection requirements as defined in Section 117.5 and structural observation requirements as defined in Section 117.6.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a civil engineer, structural engineer, mechanical engineer, electrical engineer, soils engineer or architect registered or certified to practice in the State of California when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

For buildings exceeding 160 feet (48.77 m) in height, the structural calculations and each sheet of structural plans shall be prepared under the supervision of and shall bear the signature or approved stamp of a person authorized by the State of California to use the title structural engineer. In addition, all architectural sheets shall bear the signature or approved stamp of an architect licensed by the State of California.

All structures and devices installed for the protection of pedestrians, regardless of location, are subject to the plan review requirements of this section.

For additional provisions applicable to grading, see Appendix J.

1 **106.2 Architect or Engineer of Record.** When it is required that documents be
2 prepared by an architect or engineer, the building official may require the owner
3 to designate on the permit application an architect or engineer who shall act as
4 the architect or engineer of record. If the circumstances require, the owner may
5 designate a substitute architect or engineer of record who shall perform all of the
6 duties required of the original architect or engineer of record. The building
7 official shall be notified in writing by the owner if the architect or engineer of
8 record is changed or is unable to continue to perform the duties.

9 The architect or engineer of record shall be responsible for reviewing and
10 coordinating all submittal documents prepared by others, including deferred
11 submittal items, for compatibility with the design of the building.

12 **106.3 Information Required on Building Plans.** Plans shall be drawn to scale
13 upon substantial paper or other material suitable to the building official shall be
14 of sufficient clarity to indicate the nature and scope of the work proposed, and
15 shall show in detail that the proposed construction will conform to the provisions
16 of this Code and all relevant laws, ordinances, rules and regulations.

17 The first sheet of each set of plans shall give the street address of the proposed
18 work and the name, address and telephone number of the owner(s) and all
19 persons who were involved in the design and preparation of the plans.

20 Plans shall include a plot plan showing the location of the proposed building and
21 of every existing building on the premises. In lieu of specific details, the building
22 official may approve references on the plans to a specific section or part of this
23 Code, relevant laws, ordinances, rules and/or regulations.

24 Plans for buildings more than two stories in height of other than Group R-3 and
25 Group U Occupancies shall indicate how required structural and fire-resistive
26 integrity will be maintained where a penetration will be made for electrical,
27 mechanical, plumbing and communication conduits, pipes and similar systems.

28 When deemed necessary by the building official, the first sheet of each set of
plans shall indicate the following information:

1. The building Type of Construction;
2. Whether fire sprinklers are installed in all or any portion of the building;
3. Existing building areas and areas of all additions;
4. The number of stories of the building;
5. The use of all new and existing rooms and/or areas;
6. The Occupancy Classifications of each occupancy;
7. The Code in effect on the date of plan check submittal.

The plans shall show all mitigation measures required under the National
Pollution Discharge Elimination System (NPDES) permit issued to the County of
Los Angeles. For the application of NPDES permit requirements as they apply to
grading plans and permits, see Appendix J.

For additional provisions applicable to grading, see Appendix J.

106.4 Drainage Review Requirement. Where proposed construction will affect site drainage, existing and proposed drainage patterns shall be shown on the plot plan.

A site inspection may be required prior to plan check of building plans for lots or parcels in areas having slopes of five horizontal to one vertical (5: 1) or steeper when the building official finds that a visual inspection of the site is necessary to establish drainage requirements for the protection of property, existing buildings or the proposed construction. The fee for such inspection shall be as set forth by ordinance or resolution. Such a preinspection shall not be required for a building pad graded under the provisions of Appendix J.

For additional provisions applicable to grading, see Appendix J.

106.5 Deferred submittals. For the purposes of this section, deferred submittals are defined as those portions of the design that are not submitted at the time of the application and that are to be submitted to the building official within a specified period.

Deferral of any submittal items shall have prior approval of the building official. The architect or engineer of record shall list the deferred submittals on the plans and shall submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the architect or engineer of record who shall review them and forward them to the building official with a notation indicating that the deferred submittal documents have been reviewed and that they have been found to be in general conformance with the design of the building. The deferred submittal items shall not be installed until their design and submittal documents have been approved by the building official.

106.6 Standard Plans. The building official may approve a set of plans for a building or structure as a "standard plan," provided that the applicant has made proper application and submitted complete sets of plans as required by this section.

Plans shall reflect laws and ordinances in effect at the time a permit is issued except as provided in this section. Nothing in this section shall prohibit modifying the permit set of plans to reflect changes in laws and ordinances that have become effective since the approval of the standard plan. The standard plans shall become null and void where the work required by such changes exceeds five percent of the value of the building or structure.

1 Standard plans shall be valid for a period of one year from the date of approval.
2 This period may be extended by the building official when there is evidence that
3 the plans may be used again and the plans show compliance with this Code,
relevant laws, ordinances, rules and regulations.

4 **106.7 Expiration of Plan Check Applications.** Plan check applications for
5 which no permit is issued within one year following the date of application shall
6 expire by limitation and become null and void. Plans and calculations previously
submitted may thereafter be returned to the applicant or destroyed by the building
official.

7
8 When requested in writing by the applicant prior to or not more than 90 days
9 after the expiration of the plan check application, the building official may
10 extend the time for action by the applicant. The time for action by the applicant
11 shall not be extended beyond the effective date of a more current Code.
Additional hourly fees for plan review shall also be paid to the building official
for enforcement of any requirements that were subsequently amended to the
Code in effect at the time the plan check extension is requested.

12 Once an application and any extension thereof has expired, the applicant shall
13 resubmit plans and calculations and pay a new application fee.

14 **106.8 Retention of Plans.** One set of approved plans, calculations and reports
15 shall be retained by the building official. Except as required by Section 19850 of
16 the Health and Safety Code, the building official shall retain such set of the
approved plans, calculations and reports for a period of not less than 90 days
from date of completion of the work covered therein.

17
18 o. Section 107 is amended in its entirety to read:

19 **SECTION 107 BUILDING PERMIT REQUIREMENTS**

20 **107.1 Building Permit Required.** No person shall erect, construct, enlarge,
21 alter, repair, move, improve, remove, connect, convert, demolish, or equip any
22 building, structure, or portion thereof, perform any grading, or cause the same to
be done, without first obtaining a separate permit for each such building,
structure or grading from the building official.

23 The issuance of a permit without first requiring a plan review shall not prevent
24 the building official from requesting plans deemed necessary to verify that the
25 work performed under said permit complies with this Code and all relevant laws,
ordinances, rules and regulations.

26 No person shall install, alter, repair, move, improve, remove, connect any
27 automatic fire-protection system regulated by this Code, or cause the same to be
28 done, without first obtaining a separate permit for each such building or structure
from the building official.

1 All structures and devices installed for the protection of pedestrians, regardless of
2 location, are subject to the permit requirements of this section.

3 For additional provisions applicable to grading, see Appendix J.

4 **107.2 Work Exempted.** A building permit shall not be required for the
5 following:

6 Exemption from permit requirements of this Code shall not be deemed to grant
7 authorization for any work to be done in any manner in violation of the
8 provisions of this Code or any other laws or ordinances.

9 Unless otherwise exempted by the City of Huntington Park Plumbing, Electrical
10 or Mechanical Codes, separate plumbing, electrical and mechanical permits will
11 be required for the below-exempted items.

12 A building permit shall not be required for the following:

13 1. Work not regulated by the Building Code, except where deemed
14 necessary by the building official to enforce other Federal and/or State Laws,
15 State disabled access requirements, or to enforce City ordinances or policies.

16 2. When approved by the building official, minor work of negligible hazard
17 to life and having a valuation not exceeding \$2,000 may be exempted.

18 3. Painting; wallpapering; installing carpet, vinyl, tile and similar floor
19 coverings and repairing broken window glass not required by the Building Code
20 to be safety or security glazing.

21 4. One-story detached accessory buildings used as tool and storage sheds,
22 playhouses and similar uses, provided the floor area does not exceed 120 square
23 feet.

24 5. One-story detached, private lath houses, glasshouses (greenhouses) and
25 pergolas, provided the floor area does not exceed 400 square feet.

26 6. Retaining walls that retain not more than 4 feet (1219 mm) in height
27 measured from the bottom of the footing to the top of the wall, unless supporting
28 a surcharge or impounding a Class I, II, or III-A liquids.

7. Ground-mounted radio and television antenna towers that do not exceed
45 feet in height and ground-supported dish antennas not exceeding 15 feet in
height above finished grade in any position.

8. Light standards that do not exceed 30 feet in height.

9. Flagpoles not erected upon a building and not more than 15 feet high.

10. A tree house provided that:

10.1 The tree house does not exceed 64 square feet in area or 8 feet in height
from floor to roof.

10.2 The ceiling height as established by door height or plate line does not
exceed 6 feet.

11. Canopies or awnings, completely supported by the exterior wall, attached
to a Group R-3 or U Occupancy and extending not more than 54 inches from the
exterior wall of the building.

12. Sheds, office or storage buildings, and other structures incidental to work authorized by a valid grading or building permit. Such structures must be removed upon expiration of the permit or completion of the work covered by the permit.

13. Platforms, walks and driveways not more than 30 inches above grade and not over any basement or story below and that are not part of an accessible route.

14. Prefabricated swimming pools and other bodies of water accessory to a Group R-3 Occupancy that are fewer than 18 inches deep, do not exceed 5,000 gallons (18,927 L), and are installed entirely above adjacent grade.

15. Playground equipment.

16. Membrane structures not regulated by California Title 19, not exceeding 250 square feet in area, used exclusively for residential recreational purposes or as a cover for vehicles, and located in accordance with other City ordinances.

17. Steel tanks supported on a foundation not more than 2 feet (610 mm) above grade when the height does not exceed 1½ times the diameter.

18. Gantry cranes and similar equipment.

19. Bridges not involving buildings.

20. Motion picture, television and theater stage sets and scenery, except when used as a building.

21. Oil derricks.

For additional provisions applicable to grading, see Appendix J.

107.3 Application for Permit. To obtain a permit, the applicant shall first file an application in writing on a form furnished by the City for that purpose. Each such application shall:

1. Identify and describe the work to be covered by the permit for which application is made.

2. Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and locate the proposed building or work.

3. For building plans, show the use and occupancy of all parts of the building.

4. Be accompanied by plans and calculations as required in Section 106.

5. State the valuation of the proposed work or, for grading, the volume of earth to be handled.

6. Give such other information as reasonably may be required by the building official.

107.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

1. The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.

2. The fees specified by resolution or ordinance have been paid.

3. The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

1 When the building official issues the permit, the building official shall endorse in
2 writing or stamp on both sets of plans "Reviewed for Substantial Compliance
3 Only." Such stamped plans shall not be changed, modified or altered without
4 authorization from the building official, and all work shall be done in accordance
5 with the currently adopted Codes in effect at the time of permit issuance
6 regardless of the information presented on the plans. The approval of the plans
7 shall not be held to permit or to be an approval of any violation of any Federal,
8 State, County or City laws or ordinances. The issuance of a permit shall not be
9 deemed to certify that the site of the described work is safe.

10 One set of approved plans and reports shall be returned to the applicant to be kept
11 on such building or work site at all times while the authorized work is in
12 progress.

13 The building official may issue a permit for the construction of part of a building
14 or structure before the entire plans and calculations for the whole building or
15 structure have been submitted or approved, provided adequate information and
16 detailed statements have been filed complying with all pertinent requirements of
17 this Code. The holder of such permit shall proceed at his or her own risk without
18 assurance that the permit for the entire building or structure will be granted.

19 For additional provisions applicable to grading, see Appendix J.

20 **107.5 Permit Validity.** The issuance or granting of a permit or approval of plans
21 and calculations shall not be construed to be a permit for, or an approval of, any
22 violation of any of the provisions of this Code, relevant laws, ordinances, rules
23 and regulations. No permit presuming to give authority to violate or cancel the
24 provisions of this Code, relevant laws, ordinances, rules and regulations shall be
25 valid, except insofar as the work or use which it authorizes is lawful.

26 The issuance of a permit based on plans and calculations shall not prevent the
27 building official from thereafter requiring the correction of errors in said plans
28 and calculations or from preventing building operations being carried on
thereunder when in violation of this Code, relevant laws, ordinances, rules and
regulations.

For additional provisions applicable to grading, see Appendix J.

107.6 Expiration of Permit. Every permit issued by the building official under
the provisions of this Code shall expire automatically by limitation and become
null and void one year after the date of the last required building inspection
approval by the building official, or if work authorized by such permit is not
commenced within one year from the issuance date of such permit. Before such
work can be commenced or recommenced, a new permit shall be first obtained.

1 For the purposes of this paragraph, "required building inspection" shall mean
2 those inspections listed in Section 117.4.2, and those inspections specifically
3 identified on the Job Record issued with the building permit. No partial
inspection shall meet the definition of "required building inspection."

4 Supplementary permits for electrical, grading, mechanical, plumbing, and reroof
5 shall not expire so long as the associated building permit remains active. No
6 electrical, grading, mechanical, plumbing or reroof inspection shall satisfy the
requirement to have a required building inspection as defined in this Section.

7 Where a new building permit is issued to complete work previously started under
8 an expired permit, no permit fees, except for issuance fees, will be collected
9 provided 1) that no changes have been made or will be made in the original plans
10 and calculations for such work; 2) the Codes in effect on the issuance date of the
11 new permit are the same as were in effect on the date the expired permit was
12 issued; and 3) that the duration of time from the date of expired permit issuance
or last required inspection approval, whichever occurred last, has not exceeded
one and one-half years. Permit fees, in addition to issuance fees, for the
remaining work shall be collected for all permits that do not meet the preceding
criteria.

13 All work to be performed under the new permit must be done in accordance with
14 the Building Code in effect on the date of issuance of the new permit.

15 **107.7 Permit Suspension or Revocation.** The building official may, in writing,
16 suspend or revoke a permit issued under the provisions of this Code, relevant
17 laws, ordinances, rules and regulations whenever the permit was issued in error
or on the basis of incorrect information supplied, or in violation of any other
laws, ordinances or regulations or any of the provisions of this Code.

18 The building official may also, in writing, withhold inspections, suspend or
19 revoke a permit where work is being done in violation of this Code, where work
20 is being done in violation of the approved plans, where work is being concealed
21 without approval from the building official, or where work is not in accordance
with the direction of the building official.

22 For additional provisions applicable to grading, see Appendix J.

23 **107.8 Cancellation of Permit by Applicant.** If no portion of the work or
24 construction covered by a permit issued by the building official under the
25 provisions of this Code, relevant laws, ordinances, rules and regulations has been
26 commenced, the person to whom such permit has been issued may deliver such
27 permit to the building official with a request that such permit be cancelled. Only
28 the person to whom such permit was issued may request cancellation of the
permit. The building official shall thereupon stamp or write on the face of such
permit the words, "Cancelled at the request of the applicant." Thereupon such

1 permit shall be null and void and of no effect. All fees except for issuance fees
2 shall be returned to the applicant.

3 For additional provisions applicable to grading, see Appendix J.

4 **107.9 Transfer of Permit by Applicant.**

5 **107.9.1 No Inspection Performed.** When requested in writing by the person to
6 whom the permit was issued, a permit may be transferred from the person to
7 whom the permit was issued to a new individual. Fee credit shall be given where
8 deemed appropriate by the building official and new fees shall be paid as
9 required by ordinance or resolution.

10 **107.9.2 One or More Inspection Performed.** Permits may be transferred to any
11 individual upon completion of a new application. Fee credit shall be given where
12 deemed appropriate by the building official and new fees shall be paid as
13 required by ordinance or resolution.

14 **107.9.3 Permit Duration Remains Unchanged.** Transfer of a permit shall be
15 considered a continuation of the previous permit when determining the permit's
16 duration, and shall in no way extend the duration of the preceding permit.

17 p. Section 108 is deleted.

18 q. Section 109 is amended in its entirety to read:

19 **SECTION 109 USE AND OCCUPANCY**

20 **109.1 General.** No building, structure or premises, or portion thereof, shall be
21 used or occupied, and no change in the existing occupancy classification of a
22 building, structure or premises, or portion thereof, shall be made until the
23 building official has approved the building, structure or premises or portion
24 thereof for such use or occupancy and until all permits have been approved or a
25 temporary certificate of completed construction has been issued.

26 Upon final of a building permit and at the request of the applicant, a certificate of
27 completed construction shall be issued by the building official for any structure
28 that is ready to occupy.

Approval of a building, structure or premises, or portion thereof, for use or
occupancy (including, but not limited to, final inspection approval and/or
issuance of a certificate of completed construction or issuance of a temporary
certificate of completed construction) shall not be construed as approval of a
violation of the provisions of this Code, relevant laws, ordinances, rules and/or
regulations. Approvals presuming to give authority to violate or cancel the
provisions of this Code, relevant laws, ordinances, rules and/or regulations are
not valid.

1 The building official may, in writing, suspend or revoke any such approvals or
2 certificates whenever the building official determines that the approval or
3 certificate was issued in error, or on the basis of incorrect information supplied,
4 or when it is determined that the building, structure or premises, or portion
5 thereof, is in violation of any provision of this Code, relevant laws, ordinances,
6 rules and/or regulations. Any certificate of completed construction or temporary
7 certificate of completed construction so issued shall be surrendered upon request
8 of the building official.

9
10 **109.2 Unpermitted Structures.** No person shall own, use, occupy or maintain
11 any unpermitted structure.

12 **109.3 Change in Use.** Changes in the character or use of a building shall not be
13 made except as specified in Section 3406 of this Code.

14 **109.4 Issuance of a Certificate of Completed Construction.** When the
15 building, structure or premises, or portion thereof, has passed final inspection,
16 and when the building, structure or premises complies with this Code, relevant
17 laws, ordinances, rules and regulations, and the required fees have been paid, the
18 building official, upon request of the applicant, shall issue a certificate of
19 completed construction, which shall contain the following:

- 20 1. The building permit number.
- 21 2. The address of the building or structure.
- 22 3. A description of that portion of the building for which the certificate is
23 issued.
- 24 4. A statement that the described portion of the building was inspected and
25 found to comply with the requirements of this Code, relevant laws, ordinances,
26 rules and regulations for the group and division of occupancy and the use for
27 which the proposed occupancy is classified.
- 28 5. The date the permit was approved.
- Any other information deemed necessary by the building official.

For additional provisions applicable to grading, see Appendix J.

109.5 Issuance of a Temporary Certificate of Completed Construction. If the
building official finds that no substantial hazard will result from occupancy of
any building or portion thereof before the same is completed, the building official
may issue a temporary certificate of completed construction for the use of a
portion or portions of a building, structure or premises, prior to the completion of
the entire building, structure or premises, or portion thereof.

Such temporary certificate of completed construction shall be valid for a period
of time to be specified by the building official. Upon request of the owner or
permittee, the building official may, in writing, extend the temporary certificate
of completed construction when it is determined that the circumstances so
warrant. After the expiration of a temporary certificate of completed construction
and any extension(s) thereof, the building, structure or premises, or portion

thereof, shall not be used or occupied until the building official has approved the building for such use or occupancy.

109.6 Posting. The certificate of completed construction shall be posted in a conspicuous place on the premises and shall not be removed except by the building official.

Exception: Group R-3, and Group U Occupancies.

109.6.1 Live Load Posted. In new construction, a durable sign that indicates the "live load" shall be required in commercial or industrial buildings where the floor or roof or portion thereof is or has been designed with a live load that exceeds 50 psf. The live load sign shall be posted on that part of each story or roof to which it applies, in a conspicuous place. The live load sign shall be posted as a condition precedent to the issuance of a certificate of completed construction certificate. It shall be unlawful to remove or deface any such sign

109.7 Continued Use of Unpermitted and/or Noncomplying Conditions. When deemed appropriate by the building official, a certificate of continued use of unpermitted and/or noncomplying condition(s) may be issued. The certificate shall not be issued until documentation, satisfactory to the building official, has been provided indicating that 1) the unpermitted and/or noncomplying condition(s) were not created by the current owner, and 2) that the current owner had no knowledge that the conditions were unpermitted and/or noncomplying at the time of purchase.

An application shall be completed that states 1) that the continued use of the existing unpermitted construction and/or noncomplying conditions is permitted by the City only with the owner's understanding that the City in no way assumes responsibility for the method of construction or the materials used; and 2) that it is further understood that this application for continued use is not to be construed as being equivalent in any way to a building permit.

An inspection shall then be made by the building official. Where necessary, permits shall be issued to correct any conditions deemed to pose a potential threat to life, limb or property. Once the inspection(s) have been made; all necessary permits have been obtained, inspected and approved; and all obvious potential threats to life, limb or property have been corrected, the building official may approve the application for unpermitted construction and or noncomplying condition(s). When approved by the building official, conditions deemed not to pose a potential threat to life, limb or property may be permitted to remain.

r. A new section 114 is added to read:

SECTION 114 FACTORY-BUILT HOUSING

114.1. Plans shall be submitted for plan review for all field-built portions of factory-built structures that clearly describe all work to be done at the site,

1 including connection and/or anchorage of the factory-built structure to the field-
2 built foundation and connection of utilities. Plans shall indicate compliance with
3 this Code, relevant laws, ordinances, rules and regulations for all work that is to
be done at the site.

4 s. A new section 115 is added to read:

5 **SECTION 115 FEES**

6 **115.1** Plan review fees shall be equal to 85 percent of the permit fees, and permit
7 fees shall be as adopted by separate resolution and/or ordinance.

8 The determination of value or valuation under any of the provisions of this code
9 shall be made by the building official. The valuation to be used in computing the
10 permit and plan check fees shall be the total value of all construction work for
11 which the permit is issued, as well as all finish work, painting, roofing, electrical,
12 plumbing, heating, air conditioning, elevators, fire protection systems and any
13 other permanent work or permanent equipment.

14 Plan checking fees shall be paid at the time of plan review submittal. In addition
15 to the aforementioned fees, the building official may require additional charges
16 for review required by changes, additions or revisions of approved plans or
17 reports, and for services beyond the first and second check due to changes,
18 omissions or errors the part of the applicant.

19 Permit fees shall be paid at the time of permit issuance.

20 t. A new section 116 is added to read:

21 **116.1 Permit Refunds.** In the event that any person shall have obtained a permit
22 and no portion of the work or construction covered by such permit shall have
23 been commenced, and such permit shall have been cancelled as provided for in
24 Section 107.8, the permittee may submit a written request to the building official
25 requesting a refund of permit fees. Permit fees may be refunded to the permit
26 applicant, but permit issuance fees shall not. The building official shall satisfy
27 himself or herself as to the right of such applicant to such refund, and each such
28 refund shall be paid to the permit applicant, provided the request has been
submitted within one year from the date of cancellation or expiration of the
permit.

116.2 Plan Check Refunds. No portion of the plan checking fee shall be
refunded, unless no review has been performed, in which case 90 percent of the
plan checking fee shall be refunded.

u. A new section 117 is added to read:

SECTION 117 INSPECTIONS.

1 **117.1 General.** All construction or work for which a permit is required shall be
2 subject to inspection by the building official, and all such construction or work
3 shall remain accessible and exposed for inspection purposes until approved by
4 the building official.

5 In addition to the inspections required to be made by the building official, certain
6 types of construction shall have continuous inspection as specified in Chapter 17.
7 Special inspections made in accordance with Chapter 17 shall not relieve the
8 permit applicant of the responsibility to have the work inspected and approved by
9 the building official.

10 Approval as a result of an inspection shall not be construed to be an approval of a
11 violation of any provision of this Code, relevant laws, ordinances, rules or
12 regulations. Inspections presuming to give authority to violate or cancel the
13 provisions of this Code, relevant laws, ordinances, rules and regulations shall not
14 be valid.

15 It shall be the duty of the permit applicant to cause the work to remain accessible
16 and exposed for inspection purposes. Neither the building official nor the
17 jurisdiction shall be liable for expense entailed in the removal or replacement of
18 any material required to allow inspection.

19 It shall be the duty of the permit applicant to provide access for the inspector to
20 the area of work. Access may include, but shall not be limited to, ladders,
21 scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to
22 maintain a safe access path for the inspector to the area of work. Safety
23 precautions may include, but shall not be limited to, handrails, guardrails and
24 safety harnesses. All components of the access path shall be securely anchored in
25 place. The building inspector shall have the right to refuse to make any
26 inspection in an area that does not have an access path deemed safe for use by
27 said building inspector. It shall be the duty of the permit applicant to make any
28 necessary improvements to the access path to allow inspection by the building
29 inspector.

30 It shall be the duty of the permit applicant to protect all existing construction
31 from damage caused during inspection. Neither the building official nor the
32 jurisdiction shall be liable for expense entailed in the removal or replacement of
33 any material damaged during the course of inspection.

34 For additional provisions applicable to grading, see Appendix J.

35 **117.2 Inspection Requests.** It shall be the duty of the permit holder to notify the
36 building official that work authorized by a permit is ready for inspection. The
37 building official may require that every request for inspection be filed at least one
38 working day before such inspection is desired. Such request may be in writing or
39 by telephone at the option of the building official.

1 It shall be the duty of the person requesting any inspection required by this Code,
2 relevant laws, ordinances, rules and regulations to provide access to and means
3 for inspection of such work.

4 For additional provisions applicable to grading, see Appendix J.

5 **117.3 Inspection Record Card.** When deemed necessary by the building
6 official, work requiring a permit shall not be commenced until the applicant has
7 posted or otherwise made available an inspection record card so as to allow the
8 building official to conveniently make the required entries thereon regarding
9 inspection of the work. This card shall continue to be posted or otherwise made
10 available by the permit holder until final approval of the permit has been granted
11 by the building official.

12 For additional provisions applicable to grading, see Appendix J.

13 **117.4 Work Ready For Inspection.**

14 **117.4.1 General.** Upon notification from the applicant that the work for which
15 there is a valid permit is ready for inspection, the building official shall be
16 allowed to make all applicable inspections specified in this Code, on the
17 inspection record card and any additional inspections required by the building
18 official.

19 No work shall be approved by the building official that was not completely
20 verified. Partial or spot inspections shall not be performed by the building
21 official, nor shall partial or spot inspection be used as a justification for
22 approving any required inspection.

23 Inspection by a special inspector shall not be made in-lieu of any inspections
24 required to be made by the building official.

25 For additional provisions applicable to grading, see Appendix J.

26 **117.4.2 Minimum Inspection Requirements.** The following inspections shall
27 not be requested until the associated requirements have been satisfied.

28 1. Foundation inspection: Shall not be requested until all trenches are
excavated and forms erected, any required reinforcing steel is in place, and when
all materials for the foundation are delivered to the job. All holdown hardware
shall be securely installed in place. Where concrete from a central mixing plant
(commonly termed "transit mixed") is to be used, materials need not be on the
job.

Where any fill more than 8 inches in depth is placed, and/or where required by
the building official or the soils engineer, compaction tests shall be submitted to
the building official prior to requesting inspection.

Where required by the soils engineer, foundation trenching shall be reviewed and approved by the soils engineer prior to requesting inspection.

2. Concrete slab or under-floor inspection: Shall not be requested until all in-slab or under-floor building service equipment, conduit, piping accessories and other ancillary equipment items are in place, but before any concrete is poured and/or floor sheathing installed, including the subfloor.

3. Floor sheathing inspection: Floor sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No walls shall be erected above the floor sheathing.

4. Roof sheathing inspection: Roof sheathing inspection shall not be requested until all sheathing is in place; all diaphragm nailing is complete; and all diaphragm ties, chords and/or drag struts have been installed. No portion of the roof sheathing shall be covered by crickets or similar construction.

5. Frame inspection: Shall not be requested until after the roof, all framing, fire blocking and bracing are in place and all pipes, chimneys, vents and all rough electrical, plumbing and mechanical work are complete. Roof coverings shall not be installed.

6. Lath inspection and/or wallboard: Shall not be requested until after all lathing and/or wallboard, interior and exterior, is in place, but before any plastering is applied or before wallboard joints and fasteners are taped and finished.

7. Final inspection: Shall not be requested until after finish grading and the building is completed and is ready for occupancy.

8. Other Inspections: In addition to the inspections specified above, the building official shall be allowed to make all applicable inspections specified on the Inspection Record card. The building official may also make or require any other inspections of any construction work to ascertain compliance with the provisions of this Code, relevant laws, ordinances, rules and regulations that are enforced by the building official.

For the purpose of determining compliance with Section 3403.7, the building official may cause any structure to be reinspected.

For additional provisions applicable to grading, see Appendix J.

117.5 Provisions for Special Inspection.

117.5.1 When Required. In addition to the inspections required elsewhere in this section, the owner shall employ one or more special inspectors, who shall provide inspections during construction on the types of work listed under Chapter 17. The special inspector may be employed either directly or through the architect or engineering firm in charge of the design of the structure, or through an independent inspection test firm approved by the building official.

Exception: The building official may waive the requirement for the employment of a special inspector if the construction is of a minor nature.

1 **117.5.2 Identification of Work.** When special inspection is required by Section
2 117.5.1, the architect or engineer of record shall identify on the plans all work
3 that is required to have special inspection.

4 Where the special inspection method(s) to be employed are not specified
5 elsewhere in this Code, relevant laws, ordinances, rules and/or regulations, the
6 architect or engineer of record shall prepare an inspection program that shall be
submitted to and approved by the building official prior to building permit
issuance.

7 The special inspector(s) may be employed by the owner, the engineer or architect
8 of record, or an agent of the owner, but shall not be employed by the contractor,
9 the contractor's employees, representatives or agents of the contractor, or any
other person performing the work.

10 The architect or engineer of record shall identify, on forms provided by the City,
11 the individual(s) and/or firm(s) who are to perform any required special
12 inspection, and where an inspection program is required by this section, shall
specify the special inspection duties of the special inspector(s).

13 **117.5.3 Qualifications, Requirements and Duties of the Special Inspector.**
14 The special inspector shall be approved by the building official prior to
15 performing any inspection duties. The special inspector shall complete an
16 application form provided by the City and shall submit documentation
17 satisfactory to the building official that the special inspector is qualified to make
18 the special inspection(s) for which application is made. The building official
19 shall have the right to administer a written or verbal examination as deemed
20 appropriate by the building official to verify that the special inspector is qualified
21 to perform the inspection duties for which application is made. A special
22 inspector who fails to pass the examination administered by the building official
23 shall be required to wait a minimum of seven (7) days before submitting a new
24 application to provide special inspection within the City.

25 The building official shall not be required to accept any documentation provided
26 by a special inspector who was not approved by the building official prior to
27 performing inspection duties. Neither the building official nor the jurisdiction
28 shall be liable for expense entailed in the removal or replacement of any
material(s) or work installed, constructed or placed under the review of a special
inspector who was not approved by the building official.

Failure to be approved by the building official prior to performing any special
inspection duties may be considered by the building official as a failure to
perform properly and shall allow the building official to refuse to allow the
special inspector to perform inspection within the City.

The special inspector shall observe the work assigned for conformance with the
approved design drawings.

1 The special inspector shall furnish inspection reports to the building official. All
2 observed discrepancies shall be brought to the immediate attention of the
3 contractor for correction, then if uncorrected, to the proper design authority and
4 to the building official.

5 The special inspector shall submit a final signed report stating that the work
6 requiring special inspection was, to the best of the inspector's knowledge, in
7 conformance with the approved plans and the applicable workmanship
8 provisions of this Code.

9 The building official shall have the right to reject any work performed under the
10 review of a special inspector where the work performed fails to meet the
11 minimum requirements of this Code, relevant laws, ordinances, rules and
12 regulations. Regardless of the information communicated between the permit
13 applicant and the special inspector, all work shall comply with the approved
14 plans and this Code, relevant laws, ordinances, rules and regulations.

15 Upon evidence, satisfactory to the building official, of the failure of a special
16 inspector to perform properly and effectively the duties of said office, the
17 building official may revoke, suspend or refuse to allow the special inspector to
18 perform inspection on sites within the City. Prior to such action, the holder shall
19 be given an opportunity to appear before the building official and be heard.

20 **117.6 Provisions for Structural Observation.** When structural observation is
21 required in accordance with the requirements of Chapter 17, the engineer or
22 architect of record shall indicate on the plans what work is required to be
23 observed by the engineer or architect responsible for the structural design, or the
24 engineer or architect responsible for the structural design shall prepare an
25 inspection program and shall name the individuals or firms who are to perform
26 structural observation and describe the stages of construction at which structural
27 observation is to occur. The inspection program shall include samples of
28 inspection reports and provide time limits for the submission of observation
reports. The program shall be submitted to and approved by the building official
prior to building permit issuance.

When required by the engineer or architect responsible for the structural design
or the building official, the owner shall employ the engineer or architect
responsible for the structural design, or another engineer or architect designated
by the engineer or architect responsible for the structural design, to perform
structural observation as defined in Section 202.

When deemed appropriate by the engineer or architect responsible for the
structural design, the owner or owner's representative shall coordinate and call a
preconstruction meeting between the engineer or architect responsible for the
structural design, the structural observer, the contractor, the affected
subcontractors and the special inspector(s). The structural observer shall preside

1 over the meeting. The purpose of the meeting shall be to identify the major
2 structural elements and connections that affect the vertical and lateral load
3 systems of the structure and to review scheduling of the required observations. A
record of the meeting shall be submitted to the building official.

4 All observed discrepancies shall be brought to the immediate attention of the
5 engineer or architect responsible for the structural design and the contractor for
6 correction; then if unresolved, to the building official. The structural observer
7 shall submit to the building official a written statement at each significant
8 construction stage stating that the required site visits have been made and
identifying any reported deficiencies which, to the best of the structural
observer's knowledge, have not been resolved.

9 The structural observer shall submit a final signed report stating that the work
10 requiring structural observation was, to the best of the observer's knowledge, in
conformance with the approved plans and the applicable workmanship
11 provisions of this Code.

12 **117.7 Required Approvals.** No work shall be done on any part of the building
13 structure or premises beyond the point indicated in each successive inspection
14 without first obtaining the written approval of the building official. The building
15 official, upon notification, shall make the requested inspections and shall either
16 indicate in writing that the work appears to comply as completed, or shall notify
the applicant in writing which portion of the work fails to comply with this Code,
relevant laws, ordinances, rules and/or regulations. Any work that does not
comply shall be corrected and such work shall not be covered or concealed until
authorized by the building official.

17 There shall be a final inspection and approval of all work when completed and
18 ready for occupancy.

19 For additional provisions applicable to grading, see Appendix J.

20 **117.8 Site Requirements.** A survey of the lot may be required by the building
21 official to verify compliance of the structure with the approved plans.

22 **117.9 Noninspected Work.** No person shall own, use, occupy or maintain any
23 structure on which noninspected work has been performed.

24 **117.10 Utility Release.** When deemed appropriate by the building official, gas
25 and electric utilities may be released. Release of either utility may be done prior
26 to building final for testing and inspection purposes. The building official shall
27 retain the right to revoke the release of either utility for just cause, and may have
28 either utility disconnected at the earliest availability of the utility purveyor.

1 Attempting to occupy prior to issuance of a certificate of completed construction,
2 whether temporary or final, may be considered as just cause by the building
3 official, and may result in disconnection of the utilities.

4 **117.11 Authority to Disconnect Electric Utility.** The building official is hereby
5 empowered to disconnect or to order in writing the discontinuance of electric
6 utility service to buildings, structures or premises, or portions thereof, or wiring,
7 devices or materials installed without permit or found to be a hazard to life,
8 health and/or property.

9 The building official shall have the power to disconnect or to order in writing the
10 discontinuance of electric utility service as a means of preventing, restraining,
11 correcting or abating any violation of this Code, relevant laws, ordinances, rules
12 or regulations.

13 The electrical service shall remain disconnected or electrical utility service shall
14 remain discontinued until the Code violation has been abated to the satisfaction
15 of the building official, or until the installation of such wiring, devices or
16 materials have been made safe as directed by the building official; or until a
17 permit has been issued and the work has been inspected and approved by the
18 building official.

19 **117.12 Authority to Disconnect Gas Utility.** The building official is hereby
20 empowered to disconnect or to order in writing the discontinuance of gas utility
21 service to buildings, structures, premises, appliances, devices or materials
22 installed without permit or found to be a hazard to life, health and/or property.

23 The building official shall have the power to disconnect or to order in writing the
24 discontinuance of gas utility service as a means of preventing, restraining,
25 correcting or abating any violation of this Code, relevant laws, ordinances, rules
26 or regulations

27 The gas service shall remain disconnected or gas utility service shall remain
28 discontinued until the Code violation has been abated to the satisfaction of the
building official, or until the installation of such appliances, devices or materials
has been made safe as directed by the building official; or until a permit has been
issued and the work has been inspected and approved by the building official.

v. A new Section 3301.3 is added to read:

3301.3 On-Site Fencing During Construction.

3301.3.1 General. A fence shall be provided any time grading, demolition, or
construction work requiring a grading or building permit is performed. The fence
shall totally enclose the perimeter of all property. Locking gates may be provided
at any location.

Exceptions:

1) When approved by the building official, a fence need not enclose residential property when at least one dwelling is continuously occupied. Approval not to fence the property may be revoked in writing by the building official if the property is found to be unoccupied for any length of time. For the purposes of this exception, continuously occupied is not intended to imply that the occupants must be continuously present.

2) When approved by the building official, the fence may enclose areas other than the perimeter of the property.

3301.3.2 Fence Construction. The fence shall be 6 feet in height measured from adjacent grade on the exterior side of the fence, and constructed from chain link, lumber, masonry or other approved materials. The fence shall be self-supporting and shall not incorporate structures or fencing on adjacent property without written approval of the adjacent property owner.

3301.3.3 Duration of Fencing. The fence shall be erected prior to the start of any grading, demolition, or construction work and shall remain in place until the work for which a grading or building permit is required has been completed.

Exceptions:

1) All or portions of the fence may be removed daily during construction so long as the property is continuously occupied, and all portions of the removed fence are replaced prior to the property being unoccupied.

2) When approved by the building official, the fence may be removed prior to completion of the grading, demolition, or construction work, if the property is determined by the building official to no longer provide an unsafe or hazardous condition.

3301.3.4 Failure to Comply. If the property is found unfenced and the building official determines that an unsafe or hazardous condition exists, the City may take action to correct the noncomplying condition by providing the required fence. The building official may then issue a notice to stop work until all fees incurred by the City to properly fence the property have been recovered. If such fees have not been recovered by the City within 30 days, the City may take action to recover the costs in accordance with the requirements of this Code.

w. Section 9903.2 is amended to read:

9903.2 Any unfinished building or structure that has been in the course of construction for an unreasonable period of time, and where the appearance and other conditions of said unfinished building or structure are such that the unfinished structure substantially detracts from the appearance of the immediate neighborhood or reduces the value of property in the immediate neighborhood, or is otherwise a nuisance, shall be deemed and hereby is declared a substandard building.

1 For the purposes of this Section, an unreasonable period of time shall be defined
2 as eighteen (18) months for residential construction or construction located in a
3 Residential Zone, and thirty-six (36) months for all other construction. For the
4 purpose of the Section, residential construction shall also include detached
garages and similar accessory structures that serve a residential structure or are
located within a Residential Zone.

5 x.a Section J103.5 is amended in its entirety to read:

6 **J 103.5 Grading Fees.** Fees shall be assessed in accordance with the provisions
7 of this section. The amount of the fees shall be as specified in Section 115 of this
8 code.

9 **J 103.5.1 Plan Review Fees.** When a plan or other data are required to be
10 submitted, a plan review fee shall be paid at the time of submitting plans and
11 specifications for review. Separate plan review fees shall apply to retaining walls
12 or major drainage structures as required elsewhere in this code. For excavation
and fill on the same site, the fee shall be based on the total volume of excavation
and fill.

13 **J 103.5.2 Permit Fees.** A fee for each grading permit shall be paid to the
14 Building Official at the time of issuance of the permit. Separate permits and fees
15 shall apply to retaining walls or major drainage structures as required elsewhere
in this code.

16 x-b. Section J 103.6 is amended in its entirety to read:

17 **J 103.6 Compliance with Zoning Code.** The building official may refuse to
18 issue a grading permit for work on a site if either the proposed grading or the
19 proposed land use for the site shown on the grading plan application does not
20 comply with the provisions of "Planning and Zoning" of the City of Huntington
Park Municipal Code.

21 x-c. Section J105.12 is amended in its entirety to read:

22 **J105.12 Completion of work.** Upon completion of the rough grading work and
23 at the final completion of the work, the following reports and drawings and
24 supplements thereto are required for engineered grading or when professional
inspection is otherwise required by the Building Official:

25 1. A certification by the Field Engineer that to the best of his or her
26 knowledge, the work within the Field Engineer's area of responsibility was done
in accordance with the final approved grading plan.

26 2. A report prepared by the Soils Engineer retained to provide such
27 services in accordance with Section J105.4, including locations and elevations of
28 field density tests, summaries of field and laboratory tests, other substantiating
data, and comments on any changes made during grading and their effect on the
recommendations made in the approved soils engineering investigation report.

1 The report shall include a certification by the Soils Engineer that to the best of
2 his or her knowledge, the work
3 within the Soils Engineer's area of responsibility is in accordance with the
4 approved Soils Engineering report and applicable provisions of this chapter. The
report shall contain a finding regarding the safety of the completed grading and
any proposed structures against hazard from landslide, settlement, or slippage.

5 3. A report prepared by the Engineering Geologist retained to
6 provide such services in accordance with Section J105.5, including a final
7 description of the geology of the site and any new information disclosed during
8 the grading and the effect of such new information, if any, on the
9 recommendations incorporated in the approved grading plan. The report shall
10 contain a certification by the Engineering Geologist that, to the best of his or her
11 knowledge, the work within the Engineering Geologist's area of responsibility is
12 in accordance with the approved engineering geology report and applicable
13 provisions of this Chapter. The report shall contain a finding regarding the safety
14 of the completed grading and any proposed structures against hazard from
15 landslide, settlement or slippage. The report shall contain a final as-built geologic
16 map and cross-sections depicting all the information collected prior to and during
17 grading.

18 4. The grading contractor shall certify, on a form prescribed by the
19 building official that the grading conforms to the approved plans and
20 specifications.

21 **SECTION 3: Findings of local conditions.** The Huntington Park City Council hereby
22 finds, determines and declares that those certain amendments to the State Building Code made
23 by the County of Los Angeles are appropriate and necessary to meet local conditions existing in
24 the City of Huntington Park, and this Council hereby further finds, determines and declares that
25 each such change is required for the protection of the public safety and is reasonably necessary
26 because of local climatic, geological conditions.

27 **SECTION 4: Continuation of existing law.** Where they are substantially the same as
28 existing law, the provisions of the City of Huntington Park Building Code shall be considered
continuations of existing law and shall not be considered new enactments.

SECTION 5: Maintenance and distribution of code. Not less than one copy of the
City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in
the office of the City Clerk for 15 days for the examination and use by the public. Amendments
to this code shall be noted by ordinance number on the appropriate pages of such code of this
code and one complete file of amendatory ordinances, indexed for ready reference, shall be
maintained in the office of the City Clerk for use and examination by the public. Distribution or
sale of additional copies of this code shall be made as directed by the City Council. In addition,
one copy of said City of Huntington Park Building Code may likewise be maintained by the
Community Development Department for examination and use by the public.

SECTION 6: Catchlines of sections. The catchlines of the several sections of this
code printed in boldface type are intended as mere catchwords to indicate the contents of the
section and shall not be deemed or taken to be titles of such sections; nor as any part of the

1 section, nor, unless expressly so provided, shall they be so deemed when any of such sections,
2 including the catchlines, are amended or reenacted.

3 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or
4 phrase in this Chapter, or any part thereof is for any reason, held to be unconstitutional or
5 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
6 validity or effectiveness or the remaining portions of this chapter or any part thereof. The City
7 Council hereby declares that it would have passed each section, subsection, subdivision,
8 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more
9 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared
10 unconstitutional, or invalid or ineffective.

11 **SECTION 8:** This Ordinance shall take effect thirty (30) days after its final passage by
12 the City Council.

13 **SECTION 9:** The City Clerk shall certify to the passage of this ordinance and shall
14 cause it to be published according to legal requirements.

15 **PASSED, APPROVED AND ADOPTED** this 7th day of May, 2012.

16 
17 _____
18 Andy Molina, Mayor

19 ATTEST:

20 
21 _____
22 Rosanna Ramirez, City Clerk

1
2 ATTEST:

3 STATE OF CALIFORNIA)
4 COUNTY OF LOS ANGELES) SS
5 CITY OF HUNTINGTON PARK)


6 I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby
7 certify that the whole number of members of the City Council of said City is five; that the
8 foregoing Ordinance, being Ordinance No. 887-NS, was duly passed and adopted by the City
9 Council of the City of Huntington Park, approved and signed by the Mayor of said City, and
10 attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 7th
11 day of May, 2012, and that the same was so passed and adopted by the following vote, to wit:

12 AYES: Council Members – Gomez, Guerrero, Hernandez, Perez, Molina

13 NOES: Council Members – None

14 ABSENT: Council Members – None

15 ABSTAIN: Council Members – None
16

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18 City Clerk
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1 in the office of the Development Services Department, shall be remain on file with the
2 Building Official, shall collectively be known as the *City of Huntington Park Electrical*
3 *Code* and may be cited as Title 8, Chapter 10 of the Huntington Park Municipal Code.

4 **8-10.02 ELECTRICAL CODE SECTIONS MODIFIED**

5 Articles 80, 81, 82, 83 and 84 of Title 27 of the Los Angeles County Code (the 2011 Los
6 Angeles County Electrical Code) adopted by reference as the Electrical Code of the City
7 of Huntington Park, are hereby amended, deleted or added as follows:

8 a. Section 80-1 is amended in its entirety to read:

9 **SEC. 80-1. Title.** Title 8 Building Regulations, Chapter 10 of the City of
10 Huntington Park Municipal Code shall be known as the Electrical Code of the
11 City of Huntington Park, may be cited as such, and will be referred to herein as
12 "these regulations" or "these building standards" or "this Code."

13 b. Section 80-1.5 is deleted.

14 c. Section 80-2 is amended in its entirety to read:

15 **SEC. 80-2. Purpose and Intent.** The purpose of this Code is to provide
16 minimum standards to preserve the public peace, health and safety by regulating
17 the design, construction, installation, quality of materials, location, operation and
18 maintenance of electrical systems, equipment and appliances as specifically set
19 forth herein. Consistent with this purpose, the provisions of this Code are
20 intended and always have been intended to confer a benefit on the community as
21 a whole and are not intended to establish a duty of care toward any particular
22 person.

23 The Codes adopted by the City shall not be construed to hold the City or any
24 officer, employee or agent thereof responsible for any damage to persons or
25 property by reason of any inspection authorized herein or by reason of the
26 issuance or nonissuance of any permit authorized herein, and/or for any action or
27 omission in connection with the application and/or enforcement of this Code. By
28 adopting the provisions of this Code, the City does not intend to impose on itself,
its employees or agents, any mandatory duties of care toward persons and
property within its jurisdiction so as to provide a basis of civil liability for
damages.

This section is declaratory of existing law and is not to be construed as
suggesting that such was not the purpose and intent of previous Code adoptions.

d. Section 80-3 is amended in its entirety to read:

Exception: The provisions of this Code shall not apply to public utilities; or to electrical wiring for street lighting or traffic signals located primarily in a public way; or to mechanical equipment not specifically regulated in this Code. The provisions of this Code shall not apply to any electrical work performed by or for any electrical corporation, telephone corporation, telegraph corporation, railroad corporation or street railroad corporation on or with any electrical equipment owned or controlled and operated, or used by and for the exclusive benefit of, such corporation in the conduit of its business as a public utility, or to any other work that any such corporation may be entitled by law to perform without payment of any local tax; but all provisions of this Code shall apply insofar as they may consistently with the above be applicable to all other electrical work performed by or for any such corporation.

The terms "electrical corporation," "telephone corporation," "railroad corporation," and "street railroad corporation" are herein used as said terms are respectively defined in the Public Utility Code of the State of California; and such terms shall also be deemed to include similar utilities that are municipally or governmentally owned and operated.

Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

In the event any differences in requirements exist between the accessibility requirements of this Code and the accessibility requirements of the California Code of Regulations, Title 24 (also referred to as the California Building Standards Code), then the California Code of Regulations shall govern.

e. Sections 80-4 through 80-7, and 80-10 are deleted.

f. The following definitions are amended to Section 80-11:

BOARD OF SUPERVISORS shall mean the City of Huntington Park City Council.

BUILDING DIVISION or **BUILDING DEPARTMENT** shall mean the Building Division of the City Community Development Department.

BUILDING OFFICIAL shall mean the Director of the Community Development Department or other designated authority charged with the

1 administration and enforcement of this Code, or the director's duly authorized
2 representative.

3 **CHIEF ELECTRICAL INSPECTOR** shall mean the building official.

4 **HOMEOWNER**, for the purposes of a permit, is the owner of a single-family
5 residence, including common accessory and minor poultry, animal or agricultural
6 buildings where there is not more than one dwelling unit on the property. The
dwelling shall also be occupied by the owner.

7 **NONINSPECTED WORK** shall mean any erection, alteration, installation,
8 repair, movement, improvement, removal, connection or conversion of any
9 electrical equipment and/or appliances or any other electrical work regulated by
this Code within the City without first obtaining inspection by and approval of
the building official.

10 g. Section 80-12 is added to read as follows:

11 **SEC. 80-12 VIOLATIONS AND PENALTIES**

12 **Compliance with Codes.** It shall be unlawful for a person to erect, alter, install,
13 repair, move, improve, remove, connect or convert, or cause the same to be done,
14 contrary to, or in violation of, any of the provisions of this Code.

15 **Violation.** It shall be unlawful for any person to own, use, occupy or maintain
16 any equipment or appliance, or cause the same to be done, contrary to, or in
violation of, any of the provisions of this Code.

17 **Penalty.** Any person, firm or corporation violating any of the provisions of this
18 Code shall be guilty of a misdemeanor, and each such person shall be guilty of a
19 separate offense for each and every day or portion thereof during which any
20 violation of any of the provisions of this Code is committed, continued or
21 permitted. Upon conviction of any such violation, such person shall be
punishable by a fine of not more than \$1,000 or by imprisonment for not more
22 than six months, or by both such fine and imprisonment. The provisions of this
section are in addition to and independent of any other sanctions, penalties or
costs that are or may be imposed for a violation of any of the provisions of this
Code.

23 **Work without Permit.** Whenever any work has been commenced without a
24 permit as required by the provisions of Section 81-2(a), a special investigation
25 shall be made prior to the issuance of the permit. An investigation fee shall be
collected for each permit so investigated. The investigation fee shall be as
26 specified by ordinance or resolution.

27 The payment of the investigation fee shall not exempt any person from
28 compliance with all other provisions of this Code or from any penalty prescribed
by law.

1 **Noncompliance Fee.** If the building official, in the course of enforcing the
2 provisions of this Code or any State law, issues an order to a person and that
3 person fails to comply with the order within 15 days following the due date for
4 compliance stated in the order, including any extensions thereof, then the
5 building official shall have the authority to collect a noncompliance fee.

6 The noncompliance fee shall not be imposed unless the order states that a failure
7 to comply within 15 days after the compliance date specified in the order will
8 result in the fee being imposed. No more than one such fee shall be collected for
9 failure to comply with an order.

10 h. Section 80-13 is added to read as follows:

11 **SEC. 80-13 ORGANIZATION AND ENFORCEMENT**

12 **Building Division.** There is hereby established a division in the City
13 Development Services Department to be known and designated as the *Building*
14 *Division*.

15 **Powers and Duties of the building official.**

16 **General.** The building official is hereby authorized and directed to enforce all
17 the provisions of this Code, relevant laws, ordinances, rules and regulations; and
18 to make all inspections pursuant to the provisions of this Code, relevant laws,
19 ordinances, rules and regulations. For such purposes, the building official shall
20 have the powers of a law enforcement officer.

21 The building official shall have the power to render interpretations of this Code,
22 relevant laws, ordinances, rules and regulations; and to adopt and enforce rules
23 and supplemental regulations in order to clarify the application of the provisions.
24 Such interpretations, rules and regulations shall be in conformance with the
25 intent and purpose of this Code.

26 **Guidelines and Policies.** The building official is authorized to make and enforce
27 such guidelines and policies for the safeguarding of life, limb, health or property
28 as may be necessary from time to time to carry out the purpose of this Code.

Deputies. With the approval of the City Council, the building official may
appoint such number of officers, inspectors and assistants, and other employees
as shall be authorized from time to time. The building official may deputize such
employees as may be necessary to carry out the functions of the Building
Division.

Right of entry. Whenever it is necessary to make an inspection to enforce any of
the provisions of or perform any duty imposed by this Code, relevant laws,
ordinances, rules and/or regulations, or whenever the building official or an
authorized representative has reasonable cause to believe that there exists in any
building, structure or upon any premises any condition that makes such building,
structure or premises hazardous, unsafe or dangerous for any reason specified in

1 this Code, relevant laws, ordinances, rules and regulations, the building official
2 or an authorized representative is hereby authorized to enter such premises at any
3 reasonable time and to inspect the same and perform any duty imposed upon the
4 building official by this Code, relevant laws, ordinances, rules and regulations,
5 provided that (1) if such premises is occupied, the building official shall first
6 present proper credentials to the occupant and request entry explaining the
7 reasons therefore and (2) if such premises is unoccupied, the building official
8 shall first make a reasonable effort to locate the owner or other persons having
9 charge or control of the premises and request entry, explaining the reasons
therefore. If such entry cannot be obtained because the owner or other person
having charge or control of the premises cannot be found after due diligence, or
if entry is refused, the building official or an authorized representative shall have
recourse to every remedy provided by law to secure lawful entry and inspect the
premises.

10 Notwithstanding the foregoing, if the building official or an authorized
11 representative has reasonable cause to believe that the building, structure or
12 premises is so hazardous, unsafe or dangerous as to require immediate inspection
13 to safeguard the public health or safety, the building official shall have the right
14 to immediately enter and inspect such premises and may use any reasonable
15 means required to effect such entry and make such inspection, whether such
16 premises is occupied or unoccupied and whether or not permission to inspect has
17 been obtained. If the premises is occupied, the building official shall first present
18 credentials to the occupant and demand entry, explaining the reasons therefore
19 and the purpose of the inspection.

20 No person shall fail or refuse, after proper demand has been made upon such
21 person as provided in this section, to promptly permit the building official or an
22 authorized representative to make any inspection provided for by this Code. Any
23 person violating this section shall be guilty of a misdemeanor and subject to the
same penalties prescribed in Section 80-12(c).

24 **Stop Work Orders.** Whenever any electrical work is being done contrary to the
25 provisions of this Code, or other pertinent laws or ordinances implemented
26 through the enforcement of this Code, the building official may order the work
27 stopped by notice in writing served on any persons engaged in the doing or
28 causing such work to be done, and any such persons shall forthwith stop such
work until authorized by the building official to proceed with the work.

Use violations. Whenever any equipment or appliance or portion thereof is being
used contrary to the provisions of this Code, the building official may order such
use discontinued. Such person shall immediately discontinue the use. The use
shall remain discontinued until the noncomplying condition has been corrected,
and inspection and approval has been obtained from the building official. Permits
shall be issued where required by this Code.

1 **Existing Equipment and Appliances.** Existing equipment and/or appliances
2 lawfully installed prior to the effective date of this Code may have their existing
3 use, maintenance or repair continued if the use, maintenance or repair is in
4 accordance with the original design and location and is not a hazard to life,
5 health, or property.

6 **Dangerous Construction, Equipment and Appliances.** Whenever it is brought
7 to the attention of the building official that any construction or equipment
8 regulated by this Code is dangerous, unsafe, or a menace to life, health or
9 property, or is in violation of this Code, the building official shall have the
10 authority to make an investigation. The building official shall have the authority
11 to order any person, firm or corporation using or maintaining any such condition
12 or responsible for the use or maintenance thereof to discontinue the use of or
13 maintenance thereof or to repair, alter, change, remove or demolish same, as he,
14 in his/her discretion may consider necessary for the protection of life, health or
15 property.

16 **Modifications.** Whenever there are practical difficulties involved in carrying out
17 the provisions of this Code, the building official may grant modifications for
18 individual cases, provided the building official shall first find that a special
19 individual reason makes the strict letter of this Code, relevant laws, ordinances,
20 rules and regulations impractical and that the modification is in conformity with
21 the spirit and purpose of this Code, relevant laws, ordinances, rules and
22 regulations and that such modification does not lessen any fire protection or other
23 life safety related requirements or any degree of structural integrity. The details
24 of any action granting modifications shall be recorded and entered in the files of
25 the City.

26 A written application for the granting of such modifications shall be submitted
27 together with a filing fee established by separate fee resolution or ordinance.

28 **Alternate materials, design and methods of construction.** The provisions of
this Code, relevant laws, ordinances, rules and regulations are not intended to
prevent the use of any material, design or method of construction not specifically
prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she
finds that the proposed design is satisfactory and finds that the material, method
or work offered is, for the purpose intended, at least the equivalent of that
prescribed in this Code, relevant laws, ordinances, rules and regulations in
quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

The building official shall require that sufficient evidence or proof be submitted
to substantiate any claims that may be made regarding its use.

A written application for use of an alternate material or method of construction
shall be submitted together with a filing fee established by separate fee resolution
or ordinance.

1 **Tests.** Whenever there is insufficient evidence of compliance with the provisions
2 of this Code, relevant laws, ordinances, rules and/or regulations, or evidence that
3 any equipment, appliance, material or any construction does not conform to the
4 requirements of this Code, or in order to substantiate claims for alternate
5 materials or methods of construction, the building official may require tests as
6 proof of compliance to be made by an approved agency at the expense of the
7 owner or the owner's agent.

8 Test methods shall be as specified by this Code, relevant laws, ordinances, rules
9 and regulations for the material in question. If there are no appropriate test
10 methods specified in this Code, the building official shall determine the test
11 procedure.

12 **Cooperation of Other Officials.** The building official may request, and shall
13 receive, so far as may be necessary in the discharge of his or her duties, the
14 assistance and cooperation of other officials of the City.

15 **Service.** Whenever this chapter requires a notice to be served by personal service
16 or by registered or certified mail, it shall be deemed a reasonable effort has been
17 made to serve such notice when registered or certified letters have been mailed to
18 the address of the interested party(s) as shown on the official record and on the
19 record of the County Assessor. When an address is not so listed or contact cannot
20 be made at the listed address, the service shall be by posting a copy of the notice
21 on the building or structure or at the premises.

22 i. Section 80-14 is added to read as follows:

23 **SEC. 80-14 Amendments to Ordinances.** Whenever any reference is made to
24 any other ordinance, such reference shall be deemed to include all future
25 amendments thereto.

26 j. Section 80-15 is added to read as follows:

27 **SEC. 80-15 Appeals Boards.**

28 **Technical Interpretations Appeals Board.** When a request for an alternate
material has been proposed by an applicant and denied by the building official,
the applicant may appeal the building official's decision to the Technical
Interpretations Appeals Board no later than 60 calendar days from the date of the
action being appealed.

The board shall consist of five members who are qualified by experience and
training to pass upon matters pertaining to electrical construction. Two members
shall be practicing electrical engineers, two shall be competent electrical
contractors, and one a lawyer, each of whom shall have had at least 10 years
experience in electrical design and/or construction or as a lawyer. The building
official shall be an ex officio member and shall act as secretary to the board. The
members of the board of appeals shall be appointed by the City Council and shall
hold office at its pleasure. The board shall adopt reasonable rules and regulations

1 for conducting its investigations. The board shall establish that the approval for
2 alternate materials and the modifications granted for individual cases are in
3 conformity with the intent and purpose of this Code, relevant laws, ordinances,
4 rules and regulations and that such alternate material, modification or method of
5 work offered is at least the equivalent of that prescribed in this Code, relevant
6 laws, ordinances, rules and regulations in quality, strength, effectiveness, fire
7 resistance, durability, safety and sanitation and does not lessen any fire-protection
8 requirements or any degree of structural integrity. The board shall document all
9 decisions and findings in writing to the building official with a duplicate copy to
10 the applicant, and the board may recommend to the City Council such new
11 legislation as is consistent therewith.

12 **Accessibility Appeals Board.** In order to conduct the hearings on written
13 appeals regarding action taken by the building official concerning accessibility
14 and to ratify certain exempting actions of the building official in enforcing the
15 accessibility requirements of the California Code of Regulations, Title 24 (also
16 known as the California Building Standards Code), and to serve as an advisor to
17 the building official on disabled access matters, there shall be an accessibility
18 appeals board consisting of five members. Two members of the appeals board
19 shall be physically disabled persons, two members shall be persons experienced
20 in construction, and one member shall be a public member. The building official
21 shall be an ex officio member and shall act as secretary to the board. The
22 members of the accessibility appeals board shall be appointed by the City
23 Council and shall hold office at its pleasure. The board shall adopt reasonable
24 rules and regulations for conducting its actions. The board shall establish that the
25 access matter under review is in conformity with the intent and purpose of
26 California Code of Regulations, Title 24, and this Code. The board shall
27 document all decisions and findings in writing to the building official with a
28 duplicate copy to the applicant, and the board may recommend to the City
Council such new legislation as is consistent therewith.

The appeals board may approve or disapprove interpretations and enforcement
actions taken by the building official. All such approvals or disapprovals for
privately funded construction shall be final and conclusive as to the building
official in the absence of fraud or prejudicial abuse of discretion.

Limitations of Authority. Neither the Technical Interpretations Appeals Board
nor the Accessibility Appeals Board shall have authority relative to interpretation
of the administrative portions of this Code, nor shall the board be empowered to
waive requirements of this Code.

Appeals Board Fees. A filing fee established by separate fee resolution or
ordinance shall be paid to the building official whenever a person requests a
hearing or a rehearing before the appeals boards provided for in this section.

1 All requests to appeal determinations, orders or actions of the building official or
2 to seek modifications of previous orders of the appeals boards shall be presented
3 in writing.

4 k. Article 81 is amended in its entirety to read:

5 **ARTICLE 81 ELECTRICAL PLAN AND PERMIT REQUIREMENTS**
6 **SEC. 81-1 Plan Check Requirements.**

7 **General.** When required by the building official to verify compliance with this
8 Code, relevant laws, ordinances, rules and regulations, plans and, when deemed
9 necessary by the building official, calculations, and other required data shall be
10 submitted for plan review. The building official may require plans and
11 calculations to be prepared by an engineer registered by the State to practice as
12 such. Only after the plans have been approved may the applicant apply for an
13 electrical permit for such work. The building official may also require such plans
14 be reviewed by other departments and/or divisions of the City to verify
15 compliance with the laws and ordinances under their jurisdiction.

16 **Engineer of Record.** When it is required that documents be prepared by an
17 engineer, the building official may require the owner to designate on the permit
18 application an engineer who shall act as the engineer of record. If the
19 circumstances require, the owner may designate a substitute engineer of record
20 who shall perform all of the duties required of the original engineer of record.
21 The building official shall be notified in writing by the owner if the engineer of
22 record is changed or is unable to continue to perform the duties.

23 The engineer of record shall be responsible for reviewing and coordinating all
24 submittal documents prepared by others, including deferred submittal items, for
25 compatibility with the design of the building.

26 **Plan Check Required.** Separate Electrical Code plan review is required for any
27 of the following:

- 28 (1) To verify compliance with State energy requirements when such
information is not shown completely on the building plans;
- (2) Any installation of any equipment rated at 400 amperes or larger;
- (3) Any installation of a subpanel, switchboard or motor control center
having a rating of 400 amperes or larger;
- (4) Any installation of a motor rated more than 10 HP;
- (5) Any installation of a transformer, generator, uninterruptable power supply
(UPS), phase converter, capacitor, rectifier or other separately derived system;
- (6) Any installation of storage batteries;
- (7) Any installation of equipment rated above 600V;
- (8) All motion picture theaters;
- (9) Assembly rooms having an occupant load exceeding 500 occupants;
- (10) All gas stations, repair garages and similar locations classified as
Hazardous in Chapter 5 of this Code;

- (11) Spray booths;
- (12) Installation of lighting fixtures weighing more than 300 pounds;
- (13) Installation of any illuminated sign;
- (14) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of an electrical engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

Information Required on Electrical Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

The first sheet of each set of plans shall give the street address of the proposed work and the name, address and telephone number of the owner and all persons who were involved in the design and preparation of the plans.

Where the scope of the proposed work involves the following, unless otherwise approved by the building official, the electrical plans shall indicate the following:

- (1) A complete floor plan showing the location of the proposed service and all proposed subpanels, switchboards, panelboards and/or motor control centers. All required working space dimensions shall also be indicated where required by the building official;
- (2) A complete plan showing the layout, conductor size and insulation type for all proposed electric wiring in all parts of the building or structure;
- (3) A legend of all symbols used and a list of all abbreviations used;
- (4) A complete single line diagram with complete system grounding, water pipe bonding and other metal pipe bonding as required by the building official;
- (5) The location of all proposed outlet boxes for switches, lights, receptacles and similar devices in all parts of the building or structure;
- (6) The location, voltage and wattage or ampere rating for each noninductive piece of equipment;
- (7) The location, voltage and wattage or ampere rating for each transformer, capacitor, ballast, converter, frequency changer and/or similar equipment;
- (8) The location, voltage and horsepower rating for all motors, generators and similar equipment;
- (9) The horsepower rating for all disconnects protecting more than one motor or protecting any piece of HVAC equipment containing more than one motor;
- (10) Panel schedules for all proposed subpanels and similar equipment;
- (11) Lighting fixture schedule;

1 (12) Any other information requested by the building official.

2 Plans for buildings more than two stories in height of other than Group R-3 and
3 Group U Occupancies shall indicate how required fire-resistive integrity will be
4 maintained where a penetration will be made for electrical and communication
5 conduits, pipes and similar systems.

6 When deemed necessary by the building official, the first sheet of each set of
7 plans shall indicate the building Type of Construction as defined in the City of
8 Huntington Park Building Code and the Electrical Code in effect on the date of
9 plan check submittal.

10 **Deferred submittals.** For the purposes of this section, deferred submittals are
11 defined as those portions of the design that are not submitted at the time of the
12 application and that are to be submitted to the building official within a specified
13 period.

14 Deferral of any submittal items shall have prior approval of the building official.
15 The engineer of record shall list the deferred submittals on the plans and shall
16 submit the deferred submittal documents for review by the building official.

17 Submittal documents for deferred submittal items shall be submitted to the
18 engineer of record who shall review them and forward them to the building
19 official with a notation indicating that the deferred submittal documents have
20 been reviewed and that they have been found to be in general conformance with
21 the intended design. The deferred submittal items shall not be installed until their
22 design and submittal documents have been approved by the building official.

23 **Expiration of Plan Check Applications.** Plan check applications for which no
24 permit is issued within one year following the date of application shall expire by
25 limitation and become null and void. Plans and calculations previously submitted
26 may thereafter be returned to the applicant or destroyed by the building official.

27 When requested in writing by the applicant prior to or not more than 90 days
28 after the expiration of the plan check application, the building official may
extend the time for action by the applicant. The time for action by the applicant
shall not be extended beyond the effective date of a more current Code.
Additional hourly fees for plan review shall also be paid to the building official
for enforcement of any requirements that were subsequently amended to the
Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall
resubmit plans and calculations and pay a new application fee.

Retention of Plans. One set of approved plans, calculations and reports shall be
retained by the building official. Except as required by Section 19850 of the
Health and Safety Code, the building official shall retain such set of the approved

1 plans, calculations and reports for a period of not fewer than 90 days from date of
2 completion of the work covered therein.

3 **SEC. 81-2 Electrical Permit Requirements.**

4 **Electrical Permit Required.** No person shall erect, alter, install, repair, move,
5 improve, remove, connect or convert, or cause the same to be done, any electrical
6 equipment without first obtaining an electrical permit from the building official.

7 The issuance of a permit without first requiring a plan review shall not prevent
8 the building official from requesting plans deemed necessary to verify that the
9 work performed under said permit complies with this Code and all relevant laws,
10 ordinances, rules and regulations.

11 **Work Exempted From Electrical Permit.** An Electrical Permit shall not be
12 required for the following:

13 (1) Minor repair work, such as the replacement of lamps, switches, receptacle
14 devices and sockets that were previously permitted and inspected under a valid
15 electrical permit;

16 (2) Connection of portable generators, portable motors, appliances, tools,
17 power outlets and other portable equipment connected by means of a cord or
18 cable having an attachment plug to a permanently installed receptacle that was
19 previously permitted and inspected under a valid electrical permit;

20 (3) Repair or replacement of overcurrent devices;

21 (4) The wiring for temporary theater, motion picture or television stage sets;

22 (5) The repair or replacement of ground, slab, floor or roof-mounted fixed
23 motors or appliances of the same type and rating in the same location and that
24 were previously permitted and inspected under a valid electrical permit. Note:
25 Suspended or wall-mounted equipment may be exempted from electrical permit
26 requirements only after documentation has been submitted to and reviewed by
27 the building official for adequate seismic anchorage. Separate building permit(s)
28 may be required;

(6) That portion of electrical wiring, devices, appliances, apparatus, or
equipment operating at fewer than 25 volts and not capable of supplying more
than 50 watts of energy;

(7) That portion of telephone, intercom, sound, alarm, control,
communication and/or signal wiring that is not an integral part of an appliance,
and which operates at 30 volts or less. **Note:** Separate permit may be required
from the Fire Department;

(8) Temporary decorative lighting that is not installed for more than 90 days;

(9) The installation of temporary wiring for testing or experimental purposes
within suitable facilities specifically approved by the building official for such
use.

Exemption from the permit requirements of this Code shall not be deemed to
grant authorization for any work to be done in any manner in violation of the
provisions of other laws or ordinances.

1 **Permit Applicant Requirements.** A permit shall only be issued to a licensed
2 contractor.

3 **Exception:** A permit may be issued to a homeowner (See Section 80-11 for
4 definition of a homeowner).

5 **Application for Permit.** To obtain a permit, the applicant shall first file an
6 application therefore in writing on a form furnished by the City for that purpose.
Each such application shall:

- 7 (1) Identify and describe the work to be covered by the permit for which
8 application is made.
9 (2) Describe the land on which the proposed work is to be done by lot, block,
10 tract, street address, or similar description that will readily identify and definitely
11 locate the proposed building or work.
12 (3) Be accompanied by plans and calculations as required in Section 81-1.
13 (4) Give such other information as reasonably may be required by the
14 building official.

15 **Issuance.** The building official shall issue a permit to the applicant for the work
16 described in the application and plans filed therewith when the building official
17 is satisfied that all of the following items comply:

- 18 (1) The work described conforms to the requirements of this Code, relevant
19 laws, ordinances, rules and regulations.
20 (2) The fees specified by resolution or ordinance have been paid.
21 (3) The applicant has obtained a permit pursuant to Public Resources Code
22 Section 30600 et seq., if such a permit is required.

23 Building official may refuse to issue a permit for temporary or permanent service
24 when there is no apparent legally permitted use for the service. In determining
25 whether a proposed use is legally permitted, the building official may consider
26 not just the provisions of the Electrical Code but all applicable statutes,
27 ordinances, rules and regulations.

28 When the building official issues the permit, the building official shall endorse in
writing or stamp on both sets of plans "Reviewed for Substantial Compliance
Only." Such stamped plans shall not be changed, modified or altered without
authorization from the building official, and all work shall be done in accordance
with the Code in effect at the time of permit issuance regardless of the
information presented on the plans. The approval of the plans shall not be held to
permit or to be an approval of any violation of any Federal, State, County, or City
laws or ordinances. The issuance of a permit shall not be deemed to certify that
the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept
on such building or work site at all times while the authorized work is in
progress.

1 **Permit Validity.** The issuance or granting of a permit or approval of plans and
2 calculations shall not be construed to be a permit for, or an approval of, any
3 violation of any of the provisions of this Code, relevant laws, ordinances, rules
4 and regulations. No permit presuming to give authority to violate or cancel the
5 provisions of this Code, relevant laws, ordinances, rules and regulations shall be
6 valid, except insofar as the work or use that it authorizes is lawful.

7 The issuance of a permit based on plans and calculations shall not prevent the
8 building official from thereafter requiring the correction of errors in said plans
9 and calculations or from preventing building operations being carried on
10 thereunder when in violation of this Code, relevant laws, ordinances, rules and
11 regulations.

12 **Expiration of Permit.** Every permit issued by the building official under the
13 provisions of this Code shall expire automatically by limitation and become null
14 and void one year after the date of the last required inspection approval by the
15 building official, or if work authorized by such permit is not commenced within
16 one year from the issuance date of such permit. Before such work can be
17 commenced or recommenced, a new permit shall be first obtained.

18 Supplementary permit(s) shall not expire so long as the associated building
19 permit remains active.

20 Where a new permit is issued to complete work previously started under an
21 expired permit, no permit fees, except for issuance fees, will be collected
22 provided 1) that no changes have been made or will be made in the original plans
23 and calculations for such work; 2) the Codes in effect on the issuance date of the
24 new permit are the same as were in effect on the date the expired permit was
25 issued; and 3) that the duration of time from the date of expired permit issuance
26 or last required inspection approval, whichever occurred last, has not exceeded
27 one and one-half years. Permit fees, in addition to issuance fees, for the
28 remaining work shall be collected for all permits that do not meet the preceding
29 criteria.

30 All work to be performed under the new permit must be done in accordance with
31 the Code in effect on the date of issuance of the new permit.

32 **Permit Suspension or Revocation.** The building official may, in writing,
33 suspend or revoke a permit issued under the provisions of this Code, relevant
34 laws, ordinances, rules and regulations whenever the permit is issued in error or
35 on the basis of incorrect information supplied, or in violation of any ordinance or
36 regulation or any of the provisions of this Code.

37 The building official may also, in writing, withhold inspections, suspend or
38 revoke a permit where work is being done in violation of this Code, where work
39 is being done in violation of the approved plans, where work is being concealed
40 without approval from the building official, or where work is not in accordance
41 with the direction of the building official.

1 **Cancellation of Permit by Applicant.** If no portion of the work or construction
2 covered by a permit issued by the building official under the provisions of this
3 Code, relevant laws, ordinances, rules and regulations has been commenced, the
4 person to whom such permit has been issued may deliver such permit to the
5 building official with a request that such permit be cancelled. Only the person to
6 whom such permit was issued may request cancellation of the permit. The
7 building official shall thereupon stamp or write on the face of such permit the
8 words, "Cancelled at the request of the applicant." Thereupon such permit shall
9 be null and void and of no effect. All fees except for issuance fees shall be
10 returned to the applicant.

11 **Transfer of Permit by Applicant.**

12 **(1) No Inspection Performed.** When requested in writing by the person to
13 whom the permit was issued, a permit may be transferred from the person to
14 whom the permit was issued to a new individual. Fee credit shall be given where
15 deemed appropriate by the building official and new fees shall be paid as
16 required by ordinance or resolution.

17 **(2) One or More Inspection Performed.** Permits may be transferred to any
18 individual upon completion of a new application. Fee credit shall be given where
19 deemed appropriate by the building official and new fees shall be paid as
20 required by ordinance or resolution.

21 **(3) Permit Duration Remains Unchanged.** Transfer of a permit shall be
22 considered a continuation of the previous permit when determining the permit's
23 duration, and shall in no way extend the duration of the preceding permit.

24 **SEC. 81-3 Fees.** All plan review and permit fees shall be as adopted by separate
25 resolution and/or ordinance.

26 Plan checking fees shall be paid at the time of plan review submittal. Permit fees
27 shall be paid at the time of permit issuance.

28 **SEC. 81-4 Permit Refunds.** In the event that any person shall have obtained a
permit and no portion of the work or construction covered by such permit shall
have been commenced, and such permit shall have been cancelled as provided
for in Section 81-2(i), the permittee may submit a written request to the building
official requesting a refund of permit fees. Permit fees may be refunded to the
permit applicant, but permit issuance fees shall not. The building official shall
satisfy himself or herself as to the right of such applicant to such refund, and each
such refund shall be paid to the permit applicant, provided the request has been
submitted within one year from the date of cancellation or expiration of the
permit.

SEC. 81-5. Plan Check Refunds. No portion of the plan checking fee shall be
refunded, unless no review has been performed, in which case 90 percent of the
plan checking fee shall be refunded.

1. Article 82 is amended in its entirety to read:

1
2 ARTICLE 82 INSPECTIONS.

3 **SEC. 82-1 General.** All new electrical work for which a permit is required shall
4 be subject to inspection by the building official, and all such work shall remain
5 accessible and exposed for inspection purposes until approved by the building
6 official. All new electrical work, and such portions of existing systems as may be
7 affected by new work, or any changes, shall be inspected by the building official
8 to insure compliance with all the requirements of this Code, relevant laws,
9 ordinances, rules or regulations.

10 No work shall be approved by the building official that was not completely
11 verified. Partial or spot inspections shall not be performed by the building
12 official, nor shall partial or spot inspection be used as a justification for
13 approving any required inspection.

14 Approval as a result of an inspection shall not be construed to be an approval of a
15 violation of any provision of this Code, relevant laws, ordinances, rules or
16 regulations. Inspections presuming to give authority to violate or cancel the
17 provisions of this Code, relevant laws, ordinances, rules and regulations shall not
18 be valid.

19 It shall be the duty of the permit applicant to cause the work to remain accessible
20 and exposed for inspection purposes. Neither the building official nor the
21 jurisdiction shall be liable for expense entailed in the removal or replacement of
22 any material required to allow inspection.

23 It shall be the duty of the permit applicant to provide access for the inspector to
24 the area of work. Access may include, but shall not be limited to, ladders,
25 scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to
26 maintain a safe access path for the inspector to the area of work. Safety
27 precautions may include, but shall not be limited to, handrails, guardrails and
28 safety harnesses. All components of the access path shall be securely anchored in
place. The building inspector shall have the right to refuse to make any
inspection in an area that does not have an access path deemed safe for use by
said building inspector. It shall be the duty of the permit applicant to make any
necessary improvements to the access path to allow inspection by the building
inspector.

It shall be the duty of the permit applicant to protect all existing construction
from damage caused during inspection. Neither the building official nor the
jurisdiction shall be liable for expense entailed in the removal or replacement of
any material damaged during the course of inspection.

SEC. 82-2 Inspection Requests. It shall be the duty of the person doing the
work authorized by a permit to notify the building official that such work is ready
for inspection. The building official may require that every request for inspection

1 be filed at least one working day before such inspection is desired. Such request
2 may be in writing or by telephone at the option of the building official.

3 It shall be the duty of the person requesting any inspection required by this Code,
4 relevant laws, ordinances, rules and regulations to provide access to and means
5 for inspection of such work.

6 **SEC. 82-3 Special Inspections.** Special inspections may be required by the
7 building official on work involving special hazards or conditions and on work
8 requiring extensive, unusual or constant inspection. Special inspections, when
9 necessary, shall be accomplished by the means set forth in the City of Huntington
10 Park Building Code.

11 **SEC. 82-4 Required Approvals.** No work shall be done beyond the point
12 indicated in each successive inspection without first obtaining the written
13 approval of the building official. The building official, upon notification, shall
14 make the requested inspections and shall either indicate in writing that the work
15 appears to comply as completed, or shall notify the applicant in writing which
16 portion of the work fails to comply with this Code, relevant laws, ordinances,
17 rules and/or regulations. Any work that does not comply shall be corrected and
18 such work shall not be covered or concealed until authorized by the building
19 official.

20 There shall be a final inspection and approval of all work when completed and
21 ready for occupancy.

22 **SEC. 82-5 Electrical Utility Release.** When deemed appropriate by the building
23 official, electric utilities may be released. Release of electric utility may be done
24 prior to building final for testing and inspection purposes. The building official
25 shall retain the right to revoke the release of electric utility for just cause, and he
26 or she may have the utility disconnected at the earliest availability of the utility
27 purveyor.

28 Attempting to occupy prior to issuance of a certificate of completed construction,
whether temporary or final, may be considered as just cause by the building
official, and may result in disconnection of the utilities.

It shall be unlawful to energize or cause or permit to be energized any electrical
wiring coming under the provisions of this Code, until such electrical wiring
shall have been inspected and approved by the building official. Provided,
however, that temporary permission may be given to furnish electric current to,
or the use of electric current through any electrical wiring for a length of time not
exceeding 30 days, or other reasonable period, if it appears to the building
official that such electrical wiring may be used safely for such purpose, and that
there exists an urgent necessity for such use.

1 **SEC. 82-6 Authority to Disconnect Electric Utility.** The building official is
2 hereby empowered to disconnect or to order in writing the discontinuance of
3 electric utility service to buildings, structures or premises, or portions thereof, or
4 wiring, devices or materials installed without permit or found to be a hazard to
5 life, health and/or property.

6 The building official shall have the power to disconnect or to order in writing the
7 discontinuance of electric utility service as a means of preventing, restraining,
8 correcting or abating any violation of this Code, relevant laws, ordinances, rules
9 or regulations

10 The electrical service shall remain disconnected or electrical utility service shall
11 remain discontinued until the Code violation has been abated to the satisfaction
12 of the building official, or until the installation of such wiring devices or
13 materials has been made safe as directed by the building official; or until a permit
14 has been issued and the work has been inspected and approved by the building
15 official.

16 m. Section 83-3 is deleted.

17 n. Section 83-7 is amended in its entirety to read:

18 **SEC. 83-7 Electrical Testing Certification.** Electrical testing certifications
19 intended to meet the listing and labeling requirements of this Code will be
20 accepted as complying with the requirements of this Code only when such
21 certifications have been issued by either the City of Los Angeles or the County of
22 Los Angeles.

23 o. Section 83-8 is deleted.

24 p. Article 84 is deleted.

25 **SECTION 3: Findings of local conditions.** The Huntington Park City Council hereby
26 finds, determines and declares that those certain amendments to the State Building Code made
27 by the County of Los Angeles are appropriate and necessary to meet local conditions existing in
28 the City of Huntington Park, and this Council hereby further finds, determines and declares that
each such change is required for the protection of the public safety and is reasonably necessary
because of local climatic, geological conditions.

SECTION 4: Continuation of existing law. Where they are substantially the same as
existing law, the provisions of the City of Huntington Park Building Code shall be considered
continuations of existing law and shall not be considered new enactments.

SECTION 5: Maintenance and distribution of code. Not less than one copy of the
City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in
the office of the City Clerk for 15 days for the examination and use by the public. Amendments
to this code shall be noted by ordinance number on the appropriate pages of such code of this

1 code and one complete file of amendatory ordinances, indexed for ready reference, shall be
2 maintained in the office of the City Clerk for use and examination by the public. Distribution or
3 sale of additional copies of this code shall be made as directed by the City Council. In addition,
4 one copy of said City of Huntington Park Building Code may likewise be maintained by the
Community Development Department for examination and use by the public.

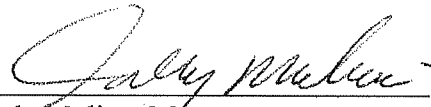
5 **SECTION 6: Catchlines of sections.** The catchlines of the several sections of this code
6 printed in boldface type are intended as mere catchwords to indicate the contents of the section
7 and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor,
unless expressly so provided, shall they be so deemed when any of such sections, including the
catchlines, are amended or reenacted.

8 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or
9 phrase in this Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid
10 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
11 effectiveness or the remaining portions of this chapter or any part thereof. The City Council
12 hereby declares that it would have passed each section, subsection, subdivision, paragraph,
sentence, clause or phrase thereof irrespective of the fact that any one or more subsections,
subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid or
ineffective.


13 **SECTION 8:** This Ordinance shall take effect thirty (30) days after its final passage by
14 the City Council.

15 **SECTION 9:** The City Clerk shall certify to the passage of this ordinance and shall
16 cause it to be published according to legal requirements.

17 **PASSED, APPROVED AND ADOPTED** this 7th day of May, 2012.

18
19 
20 Andy Molina, Mayor

21 ATTEST:

22 
23 Rosanna Ramirez, City Clerk
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1
2 ATTEST:

3 STATE OF CALIFORNIA)
4 COUNTY OF LOS ANGELES) SS
5 CITY OF HUNTINGTON PARK)

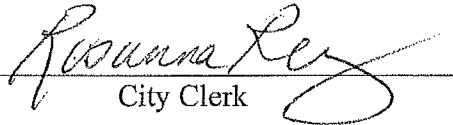
6 I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby
7 certify that the whole number of members of the City Council of said City is five; that the
8 foregoing Ordinance, being Ordinance No. 888-NS, was duly passed and adopted by the City
9 Council of the City of Huntington Park, approved and signed by the Mayor of said City, and
10 attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 7th
11 day of May, 2012, and that the same was so passed and adopted by the following vote, to wit:

12 AYES: Council Members – Gomez, Guerrero, Hernandez, Perez, Molina

13 NOES: Council Members – None

14 ABSENT: Council Members – None

15 ABSTAIN: Council Members – None
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19 City Clerk
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1 **8-5.02 PLUMBING CODE SECTIONS MODIFIED**

2 Chapter 1 of Title 28 of the Los Angeles County Code (the 2011 Los Angeles County
3 Plumbing Code), adopted by reference as the Plumbing Code of the City of Huntington
4 Park, are hereby amended, deleted or added as follows:

5 a. Section 100 is deleted.

6 b. Section 101.1 is amended in its entirety to read:

7 **Section 101.1 TITLE.** Title 8 Building Regulations, Chapter 5 of the City of
8 Huntington Park Municipal Code shall be known as the Plumbing Code of the
9 City of Huntington Park, may be cited as such, and will be referred to herein as
10 “these regulations” or “these building standards” or “this Code.”

11 c. Section 101.2 is amended in its entirety to read:

12 **SECTION 101.2 PURPOSE AND INTENT.** The purpose of this Code is to
13 provide minimum standards to preserve the public peace, health and safety by
14 regulating the design, construction, installation, quality of materials, location,
15 operation and maintenance of equipment and appliances as specifically set forth
16 herein. Consistent with this purpose, the provisions of this Code are intended and
17 always have been intended to confer a benefit on the community as a whole and
18 are not intended to establish a duty of care toward any particular person.

19 The Codes adopted by the City shall not be construed to hold the City or any
20 officer, employee or agent thereof responsible for any damage to persons or
21 property by reason of any inspection authorized herein or by reason of the
22 issuance or nonissuance of any permit authorized herein, and/or for any action or
23 omission in connection with the application and/or enforcement of this Code. By
24 adopting the provisions of this Code, the City does not intend to impose on itself,
25 its employees or agents any mandatory duties of care toward persons and
26 property within its jurisdiction so as to provide a basis of civil liability for
27 damages.

28 This section is declaratory of existing law and is not to be construed as
29 suggesting that such was not the purpose and intent of previous Code adoptions.

30 d. Section 101.3 is amended in its entirety to read:

31 **SECTION 101.3 SCOPE.** The provisions of this Code shall apply to the
32 erection, alteration, installation, repair, movement, improvement, removal
33 connection or conversion of any plumbing equipment and/or appliances or any
34 other plumbing work regulated by this Code within the City.

35 Where, in any specific case, different sections of this Code specify different
36 materials, methods of construction or other requirements, the most restrictive
37 shall govern. Where there is a conflict between a general requirement and a
38 specific requirement, the specific requirement shall be applicable.

39 In the event any differences in requirements exist between the accessibility
40 requirements of this Code and the accessibility requirements of the California
41 Code of Regulations, Title 24 (also referred to as the California Building
42 Standards Code), then the California Code of Regulations shall govern.

43 e. Section 101.4 is amended in its entirety to read:

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SECTION 101.4 VIOLATIONS AND PENALTIES

101.4.1 Compliance with Codes. It shall be unlawful for a person to erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

101.4.2 Violation. It shall be unlawful for any person to own, use, occupy or maintain any equipment or appliance, or cause the same to be done, contrary to, or in violation of, any of the provisions of this Code.

101.4.3 Penalty. Any person, firm or corporation violating any of the provisions of this Code shall be guilty of a misdemeanor, and each such person shall be guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of this Code is committed, continued or permitted. Upon conviction of any such violation, such person shall be punishable by a fine of not more than \$1,000 or by imprisonment for not more than six months, or by both such fine and imprisonment. The provisions of this section are in addition to and independent of any other sanctions, penalties or costs that are or may be imposed for a violation of any of the provisions of this Code.

101.4.4 Work Without Permit. Whenever any work has been commenced without a permit as required by the provisions of Section 103.1, a special investigation shall be made prior to the issuance of the permit. An investigation fee shall be collected for each permit so investigated. The investigation fee shall be as specified by ordinance or resolution.

The payment of the investigation fee shall not exempt any person from compliance with all other provisions of this Code or from any penalty prescribed by law.

101.4.5 Noncompliance Fee. If the building official, in the course of enforcing the provisions of this Code or any State law, issues an order to a person and that person fails to comply with the order within 15 days following the due date for compliance stated in the order, including any extensions thereof, then the building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure to comply within 15 days after the compliance date specified in the order will result in the fee being imposed. No more than one such fee shall be collected for failure to comply with an order.

f. Section 101.5 is amended in its entirety to read:

SECTION 101.5 ORGANIZATION AND ENFORCEMENT

101.5.1 Building Division. There is hereby established a division in the City Community Development Department to be known and designated as the *Building Division*.

101.5.2 Powers and Duties of the Building Official.

101.5.2.1 General. The building official is hereby authorized and directed to enforce all the provisions of this Code, relevant laws, ordinances, rules and regulations; and to make all inspections pursuant to the provisions of this Code, relevant laws, ordinances, rules and regulations. For such purposes, the building official shall have the powers of a law enforcement officer.

The building official shall have the power to render interpretations of this Code, relevant laws, ordinances, rules and regulations; and to adopt and enforce rules

1 and supplemental regulations in order to clarify the application of the provisions.
2 Such interpretations, rules and regulations shall be in conformance with the
intent and purpose of this Code.

3 **101.5.2.2** The building official is authorized to make and enforce such guidelines
4 and policies for the safeguarding of life, limb, health or property as may be
necessary from time to time to carry out the purpose of this Code.

5 **101.5.2.3 Deputies.** With the approval of the City Council, the building official
6 may appoint such number of officers, inspectors and assistants, and other
7 employees as shall be authorized from time to time. The building official may
deputize such employees as may be necessary to carry out the functions of the
Building Division.

8 **101.5.2.4 Right of entry**

9 **101.5.2.4.1** Whenever it is necessary to make an inspection to enforce any of the
provisions of or perform any duty imposed by this Code, relevant laws,
10 ordinances, rules and/or regulations, or whenever the building official or an
authorized representative has reasonable cause to believe that there exists in any
11 building, structure or upon any premises any condition that makes such building,
structure or premises hazardous, unsafe or dangerous for any reason specified in
this Code, relevant laws, ordinances, rules and regulations, the building official
12 or an authorized representative is hereby authorized to enter such premises at any
reasonable time and to inspect the same and perform any duty imposed upon the
13 building official by this Code, relevant laws, ordinances, rules and regulations,
provided that (1) if such premises is occupied, the building official shall first
14 present proper credentials to the occupant and request entry explaining the
reasons therefore and (2) if such premises is unoccupied, the building official
15 shall first make a reasonable effort to locate the owner or other persons having
charge or control of the premises and request entry, explaining the reasons
16 therefore. If such entry cannot be obtained because the owner or other person
having charge or control of the premises cannot be found after due diligence or if
17 entry is refused, the building official or an authorized representative shall have
recourse to every remedy provided by law to secure lawful entry and inspect the
18 premises.

19 **101.5.2.4.2** Notwithstanding the foregoing, if the building official or an
authorized representative has reasonable cause to believe that the building,
20 structure or premises is so hazardous, unsafe or dangerous as to require
immediate inspection to safeguard the public health or safety, the building
21 official shall have the right to immediately enter and inspect such premises and
may use any reasonable means required to effect such entry and make such
22 inspection, whether such premises is occupied or unoccupied and whether or not
permission to inspect has been obtained. If the premises is occupied, the building
23 official shall first present credentials to the occupant and demand entry,
explaining the reasons therefore and the purpose of the inspection.

24 **101.5.2.4.3** No person shall fail or refuse, after proper demand has been made
25 upon such person as provided in this section, to promptly permit the building
official or an authorized representative to make any inspection provided for by
26 Section 101.5.2.4.2. Any person violating this section shall be guilty of a
misdemeanor and subject to the same penalties prescribed in Section 101.4.3.

27 **101.5.3 Stop Work Orders.** Whenever any plumbing work is being done
28 contrary to the provisions of this Code, or other pertinent laws or ordinances
implemented through the enforcement of this Code, the building official may

1 order the work stopped by notice in writing served on any persons engaged in the
2 doing or causing such work to be done, and any such persons shall forthwith stop
such work until authorized by the building official to proceed with the work.

3 **101.5.4 Use Violations.** Whenever any equipment or appliance or portion thereof
4 is being used contrary to the provisions of this Code, the building official may
5 order such use discontinued. Such person shall immediately discontinue the use.
6 The use shall remain discontinued until the noncomplying condition has been
corrected, and inspection and approval has been obtained from the building
official. Permits shall be issued where required by this Code.

7 **101.5.5 Liability.** The liability and indemnification of the building official and
8 any subordinates are governed by the provisions of Division 3.6 of Title I of the
Government Code.

9 **101.5.6 Existing Equipment, Appliances and Fixtures.** Existing equipment,
10 appliances and/or fixtures lawfully installed prior to the effective date of this
11 Code may have their existing use, maintenance or repair continued if the use,
12 maintenance or repair is in accordance with the original design and location and
13 is not a hazard to life, health, or property.

14 **101.5.7 Dangerous Construction, Equipment, Appliances and Fixtures.**
15 Whenever it is brought to the attention of the building official that any
16 construction, equipment, appliances and/or fixtures regulated by this Code are
17 dangerous, unsafe, or a menace to life, health or property or are in violation of
18 this Code, the building official shall have the authority to make an investigation.
19 The building official shall have the authority to order any person, firm or
20 corporation using or maintaining any such condition or responsible for the use or
21 maintenance thereof to discontinue the use of or maintenance thereof or to repair,
22 alter change remove or demolish same, as he, in his/her discretion may consider
23 necessary for the protection of life, health or property.

24 **101.5.8 Modifications.** Whenever there are practical difficulties involved in
25 carrying out the provisions of this Code, the building official may grant
26 modifications for individual cases, provided the building official shall first find
27 that a special individual reason makes the strict letter of this Code, relevant laws,
28 ordinances, rules and regulations impractical, and that the modification is in
conformity with the spirit and purpose of this Code, relevant laws, ordinances,
rules and regulations, and that such modification does not lessen any fire
protection or other life safety-related requirements or any degree of structural
integrity. The details of any action granting modifications shall be recorded and
entered in the files of the City.

A written application for the granting of such modifications shall be submitted
together with a filing fee established by separate fee resolution or ordinance.

101.5.9 Alternate Materials and Methods of Construction. The provisions of
this Code, relevant laws, ordinances, rules and regulations are not intended to
prevent the use of any material or method of construction not specifically
prescribed by this Code, provided any such alternate has been approved.

The building official may approve any such alternate, provided that he or she
finds that the proposed design is satisfactory and finds that the material, method
or work offered is, for the purpose intended, at least the equivalent of that
prescribed in this Code, relevant laws, ordinances, rules and regulations in
quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

1 The building official shall require that sufficient evidence or proof be submitted
2 to substantiate any claims that may be made regarding its use.

3 A written application for use of an alternate material or method of construction
4 shall be submitted together with a filing fee established by separate fee resolution
5 or ordinance.

6 **101.5.10. Tests.** Whenever there is insufficient evidence of compliance with the
7 provisions of this Code, relevant laws, ordinances, rules and/or regulations, or
8 evidence that any equipment, appliance, material or any construction does not
9 conform to the requirements of this Code, or in order to substantiate claims for
10 alternate materials or methods of construction, the building official may require
11 tests as proof of compliance to be made by an approved agency at the expense of
12 the owner or the owner's agent.

13 Test methods shall be as specified by this Code, relevant laws, ordinances, rules
14 and regulations for the material in question. If there are no appropriate test
15 methods specified in this Code, the building official shall determine the test
16 procedure.

17 **101.5.11 Cooperation of Other Officials.** The building official may request, and
18 shall receive, so far as may be necessary in the discharge of his or her duties, the
19 assistance and cooperation of other officials of the City.

20 **101.5.12 Service.** Whenever this chapter requires a notice to be served by
21 personal service or by registered or certified mail, it shall be deemed a reasonable
22 effort has been made to serve such notice when registered or certified letters have
23 been mailed to the address of the interested party(s) as shown on the official
24 record and on the record of the County Assessor. When an address is not so listed
25 or contact cannot be made at the listed address, the service shall be by posting a
26 copy of the notice on the building or structure or at the premises.

27 g. Section 101.7 is amended in its entirety to read:

28 **SECTION 101.7 AMENDMENTS TO ORDINANCES**

Whenever any reference is made to any other ordinance, such reference shall be
deemed to include all future amendments thereto.

h. Section 101.8 is amended in its entirety to read:

SECTION 101.8 VALIDITY

If any section, sentence, clause or phrase of this ordinance is, for any reason, held
to be invalid, such decision shall not affect the validity of the remaining portions
of this ordinance. The City Council hereby declares that it would have passed this
ordinance, and each section, clause or phrase thereof, irrespective of the fact that
any one of more sections, sentences, clauses and phrases are declared invalid.

i. Section 101.9 is amended in its entirety to read:

SECTION 101.9 APPEALS BOARDS

101.9.1 Technical Interpretations Appeals Board. When a request for an
alternate material has been proposed by an applicant and denied by the building
official, the applicant may appeal the building official's decision to the Technical
Interpretations Appeals Board no later than 60 calendar days from the date of the
action being appealed.

1 The board shall consist of five members who are qualified by experience and
2 training to pass upon matters pertaining to plumbing construction. Two members
3 shall be practicing plumbing engineers; two shall be competent plumbing
4 contractors, and one a lawyer, each of whom shall have had at least 10 years
5 experience in plumbing design and/or construction or as a lawyer. The building
6 official shall be an ex officio member and shall act as secretary to the board. The
7 members of the board of appeals shall be appointed by the City Council and shall
8 hold office at its pleasure. The board shall adopt reasonable rules and regulations
9 for conducting its investigations. The board shall establish that the approval for
10 alternate materials and the modifications granted for individual cases are in
conformity with the intent and purpose of this Code, relevant laws, ordinances,
rules and regulations, and that such alternate material, modification or method of
work offered is at least the equivalent of that prescribed in this Code, relevant
laws, ordinances, rules and regulations in quality, strength, effectiveness, fire
resistance, durability, safety and sanitation, and does not lessen any fire-
protection requirements or any degree of structural integrity. The board shall
document all decisions and findings in writing to the building official with a
duplicate copy to the applicant, and the board may recommend to the City
Council such new legislation as is consistent therewith.

11 **101.9.2 Accessibility Appeals Board.** In order to conduct the hearings on
12 written appeals regarding action taken by the building official concerning
13 accessibility and to ratify certain exempting actions of the building official in
14 enforcing the accessibility requirements of the California Code of Regulations,
15 Title 24 (also known as the California Building Standards Code), and to serve as
16 an advisor to the building official on disabled access matters, there shall be an
17 accessibility appeals board consisting of five members. Two members of the
18 appeals board shall be physically disabled persons, two members shall be persons
19 experienced in construction, and one member shall be a public member. The
20 building official shall be an ex officio member and shall act as secretary to the
21 board. The members of the accessibility appeals board shall be appointed by the
22 City Council and shall hold office at its pleasure. The board shall adopt
reasonable rules and regulations for conducting its actions. The board shall
establish that the access matter under review is in conformity with the intent and
purpose of California Code of Regulations, Title 24, and this Code. The board
shall document all decisions and findings in writing to the building official with a
duplicate copy to the applicant, and the board may recommend to the City
Council such new legislation as is consistent therewith.

20 The appeals board may approve or disapprove interpretations and enforcement
21 actions taken by the building official. All such approvals or disapprovals for
22 privately funded construction shall be final and conclusive as to the building
official in the absence of fraud or prejudicial abuse of discretion.

23 **101.9.3 Limitations of Authority.** Neither the Technical Interpretations Appeals
24 Board nor the Accessibility Appeals Board shall have authority relative to
25 interpretation of the administrative portions of this Code, nor shall the board be
empowered to waive requirements of this Code.

26 **101.9.4 Appeals Board Fees.** A filing fee established by separate fee resolution
27 or ordinance shall be paid to the building official whenever a person requests a
28 hearing or a rehearing before the appeals boards provided for in this section.
All requests to appeal determinations, orders or actions of the building official, or
to seek modifications of previous orders of the appeals boards, shall be presented
in writing.

j. Subsection 101.10 is deleted.

k. Section 102 is amended in its entirety to read:

SECTION 102 PLUMBING PLAN REQUIREMENTS

102.1 General. When required by the building official to verify compliance with this Code, relevant laws, ordinances, rules and regulations, plans and, when deemed necessary by the building official, calculations, and other required data shall be submitted for plan review. The building official may require plans and calculations to be prepared by an engineer registered by the State to practice as such. Only after the plans have been approved may the applicant apply for a plumbing permit for such work. The building official may also require such plans be reviewed by other departments and/or divisions of the City to verify compliance with the laws and ordinances under their jurisdiction.

Separate Plumbing Code plan review is required for any of the following:

- (a) Any restaurant that requires a grease trap or a grease interceptor;
- (b) Any facility that requires a sand/grease clarifier;
- (c) Plumbing Systems with more than 216 waste fixture units;
- (d) Potable water supply piping required to be 2" or larger;
- (e) Fuel gas piping required to be 2" or larger;
- (f) Fuel gas piping containing medium- or high-pressure gas;
- (g) Combination waste and vent systems;
- (h) Plumbing fixtures located below the next upstream manhole or below the sewer main;
- (i) Chemical waste systems;
- (j) Rainwater system employing a sump pump;
- (k) Grey water systems;
- (l) Any type of sewer ejection system or lift station;
- (m) Any installation in a building of Type I-A, Type II-A, Type III-A, Type IV or Type V-A fire-resistive construction where penetrations are required of fire-resistive walls, floors or ceilings.

Plans, calculations, reports or documents for work regulated by this Code, relevant laws, ordinances, rules and regulations shall bear the seal, signature and number of a plumbing engineer when required by the California Business and Professions Code. A seal and number shall not be required for work authorized by the said article to be performed by a person not registered or certified as an engineer or architect.

102.2 Engineer of Record. When it is required that documents be prepared by an engineer, the building official may require the owner to designate on the permit application an engineer who shall act as the engineer of record. If the circumstances require, the owner may designate a substitute engineer of record who shall perform all of the duties required of the original engineer of record. The building official shall be notified in writing by the owner if the engineer of record is changed or is unable to continue to perform the duties.

The engineer of record shall be responsible for reviewing and coordinating all submittal documents prepared by others, including deferred submittal items, for compatibility with the design of the building.

102.3 Information Required on Plumbing Plans. Plans shall be drawn to scale upon substantial paper or other material suitable to the building official shall be of sufficient clarity to indicate the nature and scope of the work proposed, and shall show in detail that the proposed construction will conform to the provisions of this Code and all relevant laws, ordinances, rules and regulations.

1 The first sheet of each set of plans shall give the street address of the proposed
2 work and the name, address and telephone number of the owner and all persons
3 who were involved in the design and preparation of the plans.

4 Where the scope of the proposed work involves the following, unless otherwise
5 approved by the building official, the plumbing plans shall indicate the
6 following:

- 7 (a) A complete floor plan showing the location of all proposed plumbing
8 fixtures;
- 9 (b) A complete plan showing the layout, diameter and material of all
10 proposed piping;
- 11 (c) A legend of all symbols used and a list of all abbreviations used;
- 12 (d) Any other information requested by the building official.

13 Plans for buildings more than two stories in height of other than Group R-3 and
14 Group U Occupancies shall indicate how required fire-resistive integrity will be
15 maintained where a penetration will be made for plumbing piping and similar
16 systems.

17 When deemed necessary by the building official, the first sheet of each set of
18 plans shall indicate the building Type of Construction as defined in the City of
19 Huntington Park Building Code and the Plumbing Code in effect on the date of
20 plan check submittal.

21 **102.4 Deferred submittals.** For the purposes of this section, deferred submittals
22 are defined as those portions of the design that are not submitted at the time of
23 the application and that are to be submitted to the building official within a
24 specified period.

25 Deferral of any submittal items shall have prior approval of the building official.
26 The engineer of record shall list the deferred submittals on the plans and shall
27 submit the deferred submittal documents for review by the building official.

28 Submittal documents for deferred submittal items shall be submitted to the
engineer of record, who shall review them and forward them to the building
official with a notation indicating that the deferred submittal documents have
been reviewed and that they have been found to be in general conformance with
the intended design. The deferred submittal items shall not be installed until their
design and submittal documents have been approved by the building official.

102.5 Expiration of Plan Check Applications. Plan check applications for
which no permit is issued within one year following the date of application shall
expire by limitation and become null and void. Plans and calculations previously
submitted may thereafter be returned to the applicant or destroyed by the building
official.

When requested in writing by the applicant prior to or not more than 90 days
after the expiration of the plan check application, the building official may
extend the time for action by the applicant. The time for action by the applicant
shall not be extended beyond the effective date of a more current Code.
Additional hourly fees for plan review shall also be paid to the building official
for enforcement of any requirements that were subsequently amended to the
Code in effect at the time the plan check extension is requested.

Once an application and any extension thereof has expired, the applicant shall resubmit plans and calculations and pay a new application fee.

102.6 Retention of Plans. One set of approved plans, calculations and reports shall be retained by the building official. Except as required by Section 19850 of the Health and Safety Code, the building official shall retain such set of the approved plans, calculations and reports for a period of not fewer than 90 days from date of completion of the work covered therein.

1. Section 103 is amended in its entirety to read:

SECTION 103 PLUMBING PERMIT REQUIREMENTS

103.1 Plumbing Permit Required. No person shall erect, alter, install, repair, move, improve, remove, connect or convert, or cause the same to be done, to any plumbing equipment or fixtures without first obtaining a plumbing permit from the building official. A plumbing permit is required for any installation, alteration, reconstruction or repair of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping (potable or nonpotable but which is connected to a potable water source), or gas piping located within or on any building, structure or premises.

Exceptions:

(a) Clearing of stoppages and stopping of leaks that do not involve the replacement of any plumbing (including fixtures, traps, tailpieces and valves), drainage piping, vent piping, waste piping, soil piping, water piping or gas piping.

(b) Change of residential plumbing fixtures that do not involve the replacement of the existing waste and vent piping excluding the trap, to include, residential toilets, residential bathroom hand sinks, bathtub and residential kitchen sinks.

(c) Connection of any appliance approved for and intended to be connected by flexible gas piping to a gas shutoff valve that was previously permitted and inspected under a valid Plumbing permit.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

The issuance of a permit without first requiring a plan review shall not prevent the building official from requesting plans deemed necessary to verify that the work performed under said permit complies with this Code and all relevant laws, ordinances, rules and regulations.

103.2 Permit Applicant Requirements. A permit shall only be issued to a licensed contractor.

Exception: A permit may be issued to a homeowner (see Section 210 for definition of a homeowner).

103.3 Application for Permit. To obtain a permit, the applicant shall first file an application therefore in writing on a form furnished by the City for that purpose. Each such application shall:

(a) Identify and describe the work to be covered by the permit for which application is made.

(b) Describe the land on which the proposed work is to be done by lot, block, tract, street address, or similar description that will readily identify and definitely locate the proposed building or work.

- (c) Be accompanied by plans and calculations as required in Section 102.
(d) Give such other information as reasonably may be required by the building official.

103.4 Issuance. The building official shall issue a permit to the applicant for the work described in the application and plans filed therewith when the building official is satisfied that all of the following items comply:

- (a) The work described conforms to the requirements of this Code, relevant laws, ordinances, rules and regulations.
(b) The fees specified by resolution or ordinance have been paid.
(c) The applicant has obtained a permit pursuant to Public Resources Code Section 30600 et seq., if such a permit is required.

When the building official issues the permit, the building official shall endorse in writing or stamp on both sets of plans "Reviewed for Substantial Compliance Only." Such stamped plans shall not be changed, modified or altered without authorization from the building official, and all work shall be done in accordance with the Code in effect at the time of permit issuance regardless of the information presented on the plans. The approval of the plans shall not be held to permit or to be an approval of any violation of any Federal, State, County, or City laws or ordinances. The issuance of a permit shall not be deemed to certify that the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept on such building or work site at all times while the authorized work is in progress.

103.5 Permit Validity. The issuance or granting of a permit or approval of plans and calculations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of this Code, relevant laws, ordinances, rules and regulations. No permit presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall be valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the building official from thereafter requiring the correction of errors in said plans and calculations or from preventing building operations being carried on thereunder when in violation of this Code, relevant laws, ordinances, rules and regulations.

103.6 Expiration of Permit. Every permit issued by the building official under the provisions of this Code shall expire automatically by limitation and become null and void one year after the date of the last required inspection approval by the building official, or if work authorized by such permit is not commenced within one year from the issuance date of such permit. Before such work can be commenced or recommenced, a new permit shall be first obtained.

Supplementary permit(s) shall not expire so long as the associated building permit remains active.

Where a new permit is issued to complete work previously started under an expired permit, no permit fees, except for issuance fees, will be collected provided 1) that no changes have been made or will be made in the original plans and calculations for such work; 2) the Codes in effect on the issuance date of the new permit are the same as were in effect on the date the expired permit was issued; and 3) that the duration of time from the date of expired permit issuance

1 or last required inspection approval, whichever occurred last, has not exceeded
2 one and one-half years. Permit fees, in addition to issuance fees, for the
3 remaining work shall be collected for all permits that do not meet the preceding
4 criteria.

5 All work to be performed under the new permit must be done in accordance with
6 the Code in effect on the date of issuance of the new permit.

7 **103.7 Permit Suspension or Revocation.** The building official may, in writing,
8 suspend or revoke a permit issued under the provisions of this Code, relevant
9 laws, ordinances, rules and regulations whenever the permit is issued in error or
10 on the basis of incorrect information supplied, or in violation of any ordinance or
11 regulation or any of the provisions of this Code.

12 The building official may also, in writing, withhold inspections, suspend or
13 revoke a permit where work is being done in violation of this Code, where work
14 is being done in violation of the approved plans, where work is being concealed
15 without approval from the building official, or where work is not in accordance
16 with the direction of the building official.

17 **103.8 Cancellation of Permit by Applicant.** If no portion of the work or
18 construction covered by a permit issued by the building official under the
19 provisions of this Code, relevant laws, ordinances, rules and regulations has been
20 commenced, the person to whom such permit has been issued may deliver such
21 permit to the building official with a request that such permit be cancelled. Only
22 the person to whom such permit was issued may request cancellation of the
23 permit. The building official shall thereupon stamp or write on the face of such
24 permit the words, "Cancelled at the request of the applicant." Thereupon such
25 permit shall be null and void and of no effect. All fees except for issuance fees
26 shall be returned to the applicant.

27 **103.9 Transfer of Permit by Applicant.**

28 **103.9.1 No Inspection Performed.** When requested in writing by the person to
whom the permit was issued, a permit may be transferred from the person to
whom the permit was issued to a new individual. Fee credit shall be given where
deemed appropriate by the building official and new fees shall be paid as
required by ordinance or resolution.

103.9.2 One or More Inspection Performed. Permits may be transferred to any
individual upon completion of a new application. Fee credit shall be given where
deemed appropriate by the building official and new fees shall be paid as
required by ordinance or resolution.

103.9.3 Permit Duration Remains Unchanged. Transfer of a permit shall be
considered a continuation of the previous permit when determining the permit's
duration, and shall in no way extend the duration of the preceding permit.

m. Section 104 is amended in its entirety to read:

26 **SECTION 104 INSPECTIONS.**

27 **104.1 General.** All new plumbing work for which a permit is required shall be
28 subject to inspection by the building official and all such work shall remain
accessible and exposed for inspection purposes until approved by the building
official. All new plumbing work, and such portions of existing systems as may be
affected by new work, or any changes, shall be inspected by the building official

1 to ensure compliance with all the requirements of this Code, relevant laws,
2 ordinances, rules or regulations.

3 No work shall be approved by the building official that was not completely
4 verified. Partial or spot inspections shall not be performed by the building
5 official, nor shall partial or spot inspection be used as a justification for
6 approving any required inspection.

7 Approval as a result of an inspection shall not be construed to be an approval of a
8 violation of any provision of this Code, relevant laws, ordinances, rules or
9 regulations. Inspections presuming to give authority to violate or cancel the
10 provisions of this Code, relevant laws, ordinances, rules and regulations shall not
11 be valid.

12 It shall be the duty of the permit applicant to cause the work to remain accessible
13 and exposed for inspection purposes. Neither the building official nor the
14 jurisdiction shall be liable for expense entailed in the removal or replacement of
15 any material required to allow inspection.

16 It shall be the duty of the permit applicant to provide access for the inspector to
17 the area of work. Access may include, but shall not be limited to, ladders,
18 scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to
19 maintain a safe access path for the inspector to the area of work. Safety
20 precautions may include, but shall not be limited to, handrails, guardrails and
21 safety harnesses. All components of the access path shall be securely anchored in
22 place. The building inspector shall have the right to refuse to make any
23 inspection in an area that does not have an access path deemed safe for use by
24 said building inspector. It shall be the duty of the permit applicant to make any
25 necessary improvements to the access path to allow inspection by the building
26 inspector.

27 It shall be the duty of the permit applicant to protect all existing construction
28 from damage caused during inspection. Neither the building official nor the
jurisdiction shall be liable for expense entailed in the removal or replacement of
any material damaged during the course of inspection.

104.2 Inspection Requests. It shall be the duty of the person doing the work
authorized by a permit to notify the building official that such work is ready for
inspection. The building official may require that every request for inspection be
filed at least one working day before such inspection is desired. Such request
may be in writing or by telephone at the option of the building official.

It shall be the duty of the person requesting any inspection required by this Code,
relevant laws, ordinances, rules and regulations to provide access to and means
for inspection of such work.

104.3 Special Inspections. Special inspections may be required by the building
official on work involving special hazards or conditions and on work requiring
extensive, unusual or constant inspection. Special inspections, when necessary,
shall be accomplished by the means set forth in the City of Huntington Park
Building Code.

104.4 Required Approvals. No work shall be done beyond the point indicated in
each successive inspection without first obtaining the written approval of the
building official. The building official, upon notification, shall make the
requested inspections and shall either indicate in writing that the work appears to

1 comply as completed, or shall notify the applicant in writing which portion of the
2 work fails to comply with this Code, relevant laws, ordinances, rules and/or
3 regulations. Any work that does not comply shall be corrected and such work
4 shall not be covered or concealed until authorized by the building official.

5 There shall be a final inspection and approval of all work when completed and
6 ready for occupancy.

7 **104.5 Testing of Systems.** All plumbing systems shall be tested and approved as
8 required by this Code and all testing shall be conducted in the presence of the
9 building official. Joints and connections in the systems shall be gastight and
10 watertight for the pressures required by the test.

11 In cases where it would be impractical to provide the aforementioned water or air
12 tests, or for minor installations and repairs, the building official may make such
13 inspection as deemed advisable in order to be assured that the work has been
14 performed in accordance with the intent of this Code.

15 Protectively coated pipe shall be inspected and repaired in accordance with
16 LAPMO Installation Standard IS-13, listed in Table 14-1.

17 **104.6 Gas Utility Release.** When deemed appropriate by the building official,
18 gas utility may be released. Release of gas utility may be done prior to building
19 final for testing and inspection purposes. The building official shall retain the
20 right to revoke the release of gas utility for just cause, and may have the gas
21 utility disconnected at the earliest availability of the utility provider.

22 Attempting to occupy prior to issuance of a certificate of completed construction,
23 whether temporary or final, may be considered as just cause by the building
24 official, and may result in disconnection of the utilities.

25 **104.7 Authority to Disconnect Gas Utility.** The building official is hereby
26 empowered to disconnect or to order in writing the discontinuance of gas utility
27 service to buildings, structures, premises, appliances, devices or materials
28 installed without permit or found to be a hazard to life, health and/or property.

The building official shall have the power to disconnect or to order in writing the
discontinuance of gas utility service as a means of preventing, restraining,
correcting or abating any violation of this Code, relevant laws, ordinances, rules
or regulations

The gas service shall remain disconnected or gas utility service shall remain
discontinued until the Code violation has been abated to the satisfaction of the
building official, or until the installation of such appliances, devices or materials
has been made safe as directed by the building official; or until a permit has been
issued and the work has been inspected and approved by the building official.

n. Section 105 is amended in its entirety to read:

SECTION 105 FEES AND REFUNDS.

105.1 Fees. All plan review and permit fees shall be as adopted by separate
resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. Permit fees
shall be paid at the time of permit issuance.

1 **105.2 Permit Refunds.** In the event that any person shall have obtained a permit
2 and no portion of the work or construction covered by such permit shall have
3 been commenced, and such permit shall have been cancelled as provided for in
4 Section 103.8, the permittee may submit a written request to the building official
5 requesting a refund of permit fees. Permit fees may be refunded to the permit
6 applicant, but permit issuance fees shall not. The building official shall satisfy
himself or herself as to the right of such applicant to such refund, and each such
refund shall be paid to the permit applicant, provided the request has been
submitted within one year from the date of cancellation or expiration of the
permit.

7 **105.3 Plan Check Refunds.** No portion of the plan checking fee shall be
8 refunded, unless no review has been performed, in which case 90 percent of the
9 plan checking fee shall be refunded.

10 o. In addition to the definitions specified in sections 204, 205, 210 and 216,
11 the following certain terms, phrases, words and their derivatives shall be
12 construed as specified in this section. Terms, phrases and words used in the
13 masculine gender include the feminine and the feminine the masculine.

14 In the event of conflicts between these definitions and definitions that appear
15 elsewhere in this Code, these definitions shall govern and be applicable.

16 **BOARD OF SUPERVISORS** shall mean the City of Huntington Park City
17 Council.

18 **BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the
19 Building Division of the Community Development Department.

20 **BUILDING OFFICIAL** shall mean the Director of Community Development
21 Department or other designated authority charged with the administration and
22 enforcement of this Code, or the director's duly authorized representative.

23 **CHIEF PLUMBING INSPECTOR** shall mean the building official.

24 **HOMEOWNER** is the owner, or for the purposes of a permit, the tenant of a
25 single-family residence, including common accessory and minor poultry, animal
26 or agricultural buildings where there is not more than one dwelling unit on the
27 property.

28 **NONINSPECTED WORK** shall mean any erection, alteration, installation,
repair, movement, improvement, removal, connection or conversion of any
plumbing equipment, appliances and/or fixtures or any other plumbing work
regulated by this Code within the City without first obtaining inspection by and
approval of the building official.

 p. Section 1207 is deleted.

SECTION 3: Findings of local conditions. The Huntington Park City Council hereby
finds, determines and declares that those certain amendments to the State Building Code made
by the County of Los Angeles are appropriate and necessary to meet local conditions existing in
the City of Huntington Park, and this Council hereby further finds, determines and declares that
each such change is required for the protection of the public safety and is reasonably necessary
because of local climatic, geological conditions.

1
2 **SECTION 4: Continuation of existing law.** Where they are substantially the same as
3 existing law, the provisions of the City of Huntington Park Building Code shall be considered
4 continuations of existing law and shall not be considered new enactments.

5 **SECTION 5: Maintenance and distribution of code.** Not less than one copy of the
6 City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in
7 the office of the City Clerk for 15 days for the examination and use by the public. Amendments
8 to this code shall be noted by ordinance number on the appropriate pages of such code of this
9 code and one complete file of amendatory ordinances, indexed for ready reference, shall be
10 maintained in the office of the City Clerk for use and examination by the public. Distribution or
11 sale of additional copies of this code shall be made as directed by the City Council. In addition,
12 one copy of said City of Huntington Park Building Code may likewise be maintained by the
13 Community Development Department for examination and use by the public.

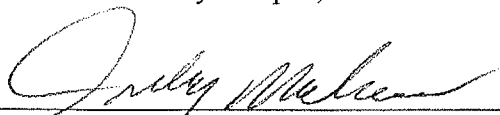
14 **SECTION 6: Catchlines of sections.** The catchlines of the several sections of this code
15 printed in boldface type are intended as mere catchwords to indicate the contents of the section
16 and shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor,
17 unless expressly so provided, shall they be so deemed when any of such sections, including the
18 catchlines, are amended or reenacted.

19 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or
20 phrase in this Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid
21 or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or
22 effectiveness or the remaining portions of this chapter or any part thereof. The City Council
23 hereby declares that it would have passed each section, subsection, subdivision, paragraph,
24 sentence, clause or phrase thereof irrespective of the fact that any one or more subsections,
25 subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional, or invalid or
26 ineffective.

27 **SECTION 8:** This Ordinance shall take effect thirty (30) days after its final passage by
28 the City Council.

SECTION 9: The City Clerk shall certify to the passage of this ordinance and shall
cause it to be published according to legal requirements.

PASSED, APPROVED AND ADOPTED this 16th day of April, 2012.

24
25 
26 Andy Molina, Mayor

27 ATTEST:

28 
Rosanna Ramirez, City Clerk

1 ATTEST:
2

3 STATE OF CALIFORNIA)
4 COUNTY OF LOS ANGELES) SS
5 CITY OF HUNTINGTON PARK)

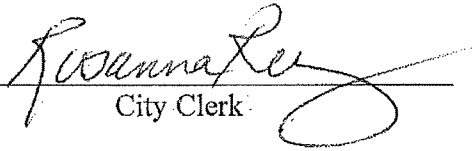
6 I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby
7 certify that the whole number of members of the City Council of said City is five; that the
8 foregoing Ordinance, being Ordinance No. 889-NS, was duly passed and adopted by the City
9 Council of the City of Huntington Park, approved and signed by the Mayor of said City, and
10 attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 7th
11 day of May, 2012, and that the same was so passed and adopted by the following vote, to wit:

12 AYES: Council Members – Gomez, Guerrero, Hernandez, Perez, Molina

13 NOES: Council Members – None

14 ABSENT: Council Members – None

15 ABSTAIN: Council Members – None
16

17 
18 City Clerk
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28

ORDINANCE NO. 890-NS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK, CALIFORNIA, AMENDING TITLE 8, CHAPTER 11 OF THE HUNTINGTON PARK MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2011 LOS ANGELES COUNTY CODE, TITLE 29, MECHANICAL CODE, WITH CERTAIN AMENDMENTS, ADDITIONS AND DELETIONS THERETO

WHEREAS, it is the intent of the City Council, in enacting this ordinance, to adopt the Los Angeles County Code pertaining to Mechanical Code regulations.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: The recitals set forth herein above are adopted as findings of the City Council.

SECTION 2: The purpose of this ordinance is to amend the Huntington Park Municipal Code by adopting by reference, and amending where necessary, that certain ordinance of the County of Los Angeles (Title 29 – Mechanical Code) which adopts by reference California Code of Regulations, Title 24, Part 4 (2010 California Mechanical Code) and which makes amendments, additions and deletions thereto. Therefore, the Huntington Park Municipal Code is hereby amended by repealing there from the prior Chapter 11 of Title 8 and replacing it with a new Chapter 11 in lieu thereof, and which that new Chapter 11 shall read as follows:

**TITLE 8
BUILDING REGULATIONS
CHAPTER 11
MECHANICAL CODE**

8-11.01 LOS ANGELES COUNTY CODE, TITLE 29, MECHANICAL CODE

Los Angeles County Mechanical Code and Appendices B, C and D, Title 29, the 2011 Los Angeles County Mechanical Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Mechanical Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Huntington Park Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions, as hereinafter set forth in 8-11.02 of this code, are hereby repealed, added or amended to read as set forth therein.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 29 of the Los Angeles County Code together with any and all amendments thereto proposed by the City of Huntington Park, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building Official, shall collectively be known as the *City of Huntington Park Mechanical Code* and may be cited as Title 8 Chapter 11 of the Huntington Park Municipal Code.

1 **8-11.02 Section 20.13.020 MECHANICAL CODE SECTIONS MODIFIED**

2 Chapter 1 of Title 29 of the Los Angeles County Code (the 2011 Los Angeles County
3 Mechanical Code), which adopts by reference and amends California Code of
4 Regulations, Title 24, Part 4 (the 2010 California Mechanical Code) adopted by reference
5 as the Mechanical Code of the City of Huntington Park, are hereby amended, deleted or
6 added as follows:

7 a. Section 100 is deleted.

8 b. Section 101 is amended in its entirety to read:

9 **SECTION 101 – TITLE.** Title 8 Building Regulations, Chapter 11 of the City
10 of Huntington Park Municipal Code shall be known as the Mechanical Code of
11 the City of Huntington Park, may be cited as such, and will be referred to herein
12 as “these regulations” or “these standards” or “this Code.”

13 c. Section 102 is amended in its entirety to read:

14 **SECTION 102 – PURPOSE AND INTENT.** The purpose of this Code is to
15 provide minimum standards to preserve the public peace, health and safety by
16 regulating the design, construction, installation, quality of materials, location,
17 operation and maintenance of equipment and appliances as specifically set forth
18 herein. Consistent with this purpose, the provisions of this Code are intended and
19 always have been intended to confer a benefit on the community as a whole and
20 are not intended to establish a duty of care toward any particular person.

21 The Codes adopted by the City shall not be construed to hold the City or any
22 officer, employee or agent thereof, responsible for any damage to persons or
23 property by reason of any inspection authorized herein or by reason of the
24 issuance or nonissuance of any permit authorized herein, and/or for any action or
25 omission in connection with the application and/or enforcement of this Code. By
26 adopting the provisions of this Code, the City does not intend to impose on itself,
27 its employees or agents, any mandatory duties of care toward persons and
28 property within its jurisdiction so as to provide a basis of civil liability for
29 damages.

30 This section is declaratory of existing law and is not to be construed as
31 suggesting that such was not the purpose and intent of previous Code adoptions.

32 d. Section 103 is amended in its entirety to read:

33 **SECTION 103 – SCOPE.** The provisions of this Code shall apply to the
34 erection, alteration, installation, repair, relocation, movement, improvement,
35 removal connection or conversion, use or maintenance of any heating,
36 ventilating, cooling, refrigeration systems, incinerators or other miscellaneous
37 heat-producing appliances mechanical equipment and/or appliances or any other
38 mechanical work regulated by this Code within the City.

39 Where, in any specific case, different sections of this Code specify different
40 materials, methods of construction or other requirements, the most restrictive
41 shall govern. Where there is a conflict between a general requirement and a
42 specific requirement, the specific requirement shall be applicable.

1 In the event any differences in requirements exist between the accessibility
2 requirements of this Code and the accessibility requirements of the California
3 Code of Regulations, Title 24 (also referred to as the California Building
4 Standards Code), then the California Code of Regulations shall govern.

5 e. Section 104 is amended in its entirety to read:

6 **SECTION 104 – VIOLATIONS AND PENALTIES**

7 **104.1 Compliance with Codes.** It shall be unlawful for a person to erect, alter,
8 install, repair, move, improve, remove, connect or convert, or cause the same to
9 be done, contrary to, or in violation of, any of the provisions of this Code.

10 **104.2 Violation.** It shall be unlawful for any person to own, use, occupy or
11 maintain any equipment or appliance, or cause the same to be done, contrary to,
12 or in violation of, any of the provisions of this Code.

13 **104.3 Penalty.** Any person, firm or corporation violating any of the provisions of
14 this Code shall be guilty of a misdemeanor, and each such person shall be guilty
15 of a separate offense for each and every day or portion thereof during which any
16 violation of any of the provisions of this Code is committed, continued or
17 permitted. Upon conviction of any such violation, such person shall be
18 punishable by a fine of not more than \$1,000 or by imprisonment for not more
19 than six months, or by both such fine and imprisonment. The provisions of this
20 section are in addition to and independent of any other sanctions, penalties or
21 costs that are or may be imposed for a violation of any of the provisions of this
22 Code.

23 **104.4 Work Without Permit.** Whenever any work has been commenced without
24 a permit as required by the provisions of Section 111, a special investigation
25 shall be made prior to the issuance of the permit. An investigation fee shall be
26 collected for each permit so investigated. The investigation fee shall be as
27 specified by ordinance or resolution.

28 The payment of the investigation fee shall not exempt any person from
compliance with all other provisions of this Code or from any penalty prescribed
by law.

104.5 Noncompliance Fee. If the building official, in the course of enforcing the
provisions of this Code or any State law, issues an order to a person and that
person fails to comply with the order within 15 days following the due date for
compliance stated in the order, including any extensions thereof, then the
building official shall have the authority to collect a noncompliance fee.

The noncompliance fee shall not be imposed unless the order states that a failure
to comply within 15 days after the compliance date specified in the order will
result in the fee being imposed. No more than one such fee shall be collected for
failure to comply with an order.

f. Section 105 is amended in its entirety to read:

SECTION 105 – ORGANIZATION AND ENFORCEMENT.

105.1 Building Division. There is hereby established a division in the City
Community Development Department to be known and designated as the
Building Division.

1 **105.2 Powers and Duties of the Building Official**

2 **105.2.1 General.** The building official is hereby authorized and directed to
3 enforce all the provisions of this Code, relevant laws, ordinances, rules and
4 regulations; and to make all inspections pursuant to the provisions of this Code,
5 relevant laws, ordinances, rules and regulations. For such purposes, the building
6 official shall have the powers of a law enforcement officer.

7 The building official shall have the power to render interpretations of this Code,
8 relevant laws, ordinances, rules and regulations; and to adopt and enforce rules
9 and supplemental regulations in order to clarify the application of the provisions.
10 Such interpretations, rules and regulations shall be in conformance with the
11 intent and purpose of this Code.

12 **105.2.2** The building official is authorized to make and enforce such guidelines
13 and policies for the safeguarding of life, limb, health or property as may be
14 necessary from time to time to carry out the purpose of this Code.

15 **105.2.3 Deputies.** With the approval of the City Council, the building official
16 may appoint such number of officers, inspectors and assistants, and other
17 employees as shall be authorized from time to time. The building official may
18 deputize such employees as may be necessary to carry out the functions of the
19 Building Division.

20 **105.2.4 Right of Entry.**

21 **105.2.4.1** Whenever it is necessary to make an inspection to enforce any of the
22 provisions of or perform any duty imposed by this Code, relevant laws,
23 ordinances, rules and/or regulations, or whenever the building official or an
24 authorized representative has reasonable cause to believe that there exists in any
25 building, structure or upon any premises any condition that makes such building,
26 structure or premises hazardous, unsafe or dangerous for any reason specified in
27 this Code, relevant laws, ordinances, rules and regulations, the building official
28 or an authorized representative is hereby authorized to enter such premises at any
reasonable time and to inspect the same and perform any duty imposed upon the
building official by this Code, relevant laws, ordinances, rules and regulations,
provided that (1) if such premises is occupied, the building official shall first
present proper credentials to the occupant and request entry explaining the
reasons therefore; and (2) if such premises is unoccupied, the building official
shall first make a reasonable effort to locate the owner or other persons having
charge or control of the premises and request entry, explaining the reasons
therefore. If such entry cannot be obtained because the owner or other person
having charge or control of the premises cannot be found after due diligence, or
if entry is refused, the building official or an authorized representative shall have
recourse to every remedy provided by law to secure lawful entry and inspect the
premises.

29 **105.2.4.2** Notwithstanding the foregoing, if the building official or an authorized
30 representative has reasonable cause to believe that the building, structure or
31 premises is so hazardous, unsafe or dangerous as to require immediate inspection
32 to safeguard the public health or safety, the building official shall have the right
33 to immediately enter and inspect such premises and may use any reasonable
34 means required to effect such entry and make such inspection, whether such
35 premises is occupied or unoccupied and whether or not permission to inspect has
36 been obtained. If the premises is occupied, the building official shall first present
37 credentials to the occupant and demand entry, explaining the reasons therefore
38 and the purpose of the inspection.

1 **105.2.4.3** No person shall fail or refuse, after proper demand has been made upon
2 such person as provided in this section, to promptly permit the building official
3 or an authorized representative to make any inspection provided for by Section
4 105.2.4.2. Any person violating this section shall be guilty of a misdemeanor and
5 subject to the same penalties prescribed in Section 104.3.

6 **105.3 Stop Work Orders.** Whenever any mechanical work is being done
7 contrary to the provisions of this Code, or other pertinent laws or ordinances
8 implemented through the enforcement of this Code, the building official may
9 order the work stopped by notice in writing served on any persons engaged in the
10 doing or causing such work to be done, and any such persons shall forthwith stop
11 such work until authorized by the building official to proceed with the work.

12 **105.4 Use Violations.** Whenever any equipment or appliance or portion thereof
13 is being used contrary to the provisions of this Code, the building official may
14 order such use discontinued. Such person shall immediately discontinue the use.
15 The use shall remain discontinued until the noncomplying condition has been
16 corrected, and inspection and approval has been obtained from the building
17 official. Permits shall be issued where required by this Code.

18 **105.5 Liability.** The liability and indemnification of the building official and any
19 subordinates are governed by the provisions of Division 3.6 of Title I of the
20 Government Code.

21 **105.6 Existing Equipment and Appliances.** Existing equipment and/or
22 appliances lawfully installed prior to the effective date of this Code may have
23 their existing use, maintenance or repair continued if the use, maintenance or
24 repair is in accordance with the original design and location and is not a hazard to
25 life, health, or property.

26 **105.7 Dangerous Construction, Equipment and Appliances.** Whenever it is
27 brought to the attention of the building official that any construction or
28 equipment regulated by this Code is dangerous, unsafe, or a menace to life,
health or property, or is in violation of this Code, the building official shall have
the authority to make an investigation. The building official shall have the
authority to order any person, firm or corporation using or maintaining any such
condition or responsible for the use or maintenance thereof to discontinue the use
of or maintenance thereof or to repair, alter, change, remove or demolish same,
as he, in his/her discretion may consider necessary for the protection of life,
health or property.

105.8 Modifications. Whenever there are practical difficulties involved in
carrying out the provisions of this Code, the building official may grant
modifications for individual cases, provided the building official shall first find
that a special individual reason makes the strict letter of this Code, relevant laws,
ordinances, rules and regulations impractical and that the modification is in
conformity with the spirit and purpose of this Code, relevant laws, ordinances,
rules and regulations, and that such modification does not lessen any fire
protection or other life safety-related requirements or any degree of structural
integrity. The details of any action granting modifications shall be recorded and
entered in the files of the City.

 A written application for the granting of such modifications shall be submitted
together with a filing fee established by separate fee resolution or ordinance.

1 **105.9 Alternate materials and methods of construction.** The provisions of this
2 Code, relevant laws, ordinances, rules and regulations are not intended to prevent
3 the use of any material or method of construction not specifically prescribed by
4 this Code, provided any such alternate has been approved.

5 The building official may approve any such alternate, provided that he or she
6 finds that the proposed design is satisfactory and finds that the material, method
7 or work offered is, for the purpose intended, at least the equivalent of that
8 prescribed in this Code, relevant laws, ordinances, rules and regulations in
9 quality, strength, effectiveness, fire resistance, durability, safety and sanitation.

10 The building official shall require that sufficient evidence or proof be submitted
11 to substantiate any claims that may be made regarding its use.

12 A written application for use of an alternate material or method of construction
13 shall be submitted together with a filing fee established by separate fee resolution
14 or ordinance.

15 **105.10. Tests.** Whenever there is insufficient evidence of compliance with the
16 provisions of this Code, relevant laws, ordinances, rules and/or regulations, or
17 evidence that any equipment, appliance, material or any construction does not
18 conform to the requirements of this Code, or in order to substantiate claims for
19 alternate materials or methods of construction, the building official may require
20 tests as proof of compliance to be made by an approved agency at the expense of
21 the owner or the owner's agent.

22 Test methods shall be as specified by this Code, relevant laws, ordinances, rules
23 and regulations for the material in question. If there are no appropriate test
24 methods specified in this Code, the building official shall determine the test
25 procedure.

26 **105.11 Cooperation of Other Officials.** The building official may request, and
27 shall receive, so far as may be necessary in the discharge of his or her duties, the
28 assistance and cooperation of other officials of the City.

29 **105.12 Service.** Whenever this chapter requires a notice to be served by personal
30 service or by registered or certified mail, it shall be deemed a reasonable effort
31 has been made to serve such notice when registered or certified letters have been
32 mailed to the address of the interested party(s) as shown on the official record
33 and on the record of the County Assessor. When an address is not so listed or
34 contact cannot be made at the listed address, the service shall be by posting a
35 copy of the notice on the building or structure or at the premises.

36 g. Section 106 is deleted.

37 h. Section 107 is amended in its entirety to read:

38 **SECTION 107 – AMENDMENTS TO ORDINANCES.**

39 Whenever any reference is made to any other ordinance, such reference shall be
40 deemed to include all future amendments thereto.

41 i. Section 108 is amended in its entirety to read:

42 **SECTION 108 – VALIDITY.**

43 If any section, sentence, clause or phrase of this ordinance is, for any reason, held
44 to be invalid, such decision shall not affect the validity of the remaining portions

1 of this ordinance. The City Council hereby declares that it would have passed this
2 ordinance, and each section, clause or phrase thereof, irrespective of the fact that
any one of more sections, sentences, clauses and phrases are declared invalid.

3 j. Section 109 is amended in its entirety to read:

4 **SECTION 109 – APPEALS BOARDS.**

5 **109.1 Technical Interpretations Appeals Board.** When a request for an
6 alternate material has been proposed by an applicant and denied by the building
official, the applicant may appeal the building official's decision to the Technical
Interpretations Appeals Board no later than 60 calendar days from the date of the
action being appealed.

7 The board shall consist of five members who are qualified by experience and
8 training to pass upon matters pertaining to mechanical construction. Two
9 members shall be practicing mechanical engineers; two shall be competent
mechanical contractors, and one a lawyer, each of whom shall have had at least
10 10 years experience in mechanical design and/or construction or as a lawyer. The
building official shall be an ex officio member and shall act as secretary to the
11 board. The members of the board of appeals shall be appointed by the City
Council and shall hold office at its pleasure. The board shall adopt reasonable
12 rules and regulations for conducting its investigations. The board shall establish
that the approval for alternate materials and the modifications granted for
13 individual cases are in conformity with the intent and purpose of this Code,
relevant laws, ordinances, rules and regulations, and that such alternate material,
14 modification or method of work offered is at least the equivalent of that
prescribed in this Code, relevant laws, ordinances, rules and regulations in
15 quality, strength, effectiveness, fire resistance, durability, safety and sanitation,
and does not lessen any fire-protection requirements or any degree of structural
16 integrity. The board shall document all decisions and findings in writing to the
building official with a duplicate copy to the applicant, and the board may
recommend to the City Council such new legislation as is consistent therewith.

17 **109.2 Accessibility Appeals Board.** In order to conduct the hearings on written
18 appeals regarding action taken by the building official concerning accessibility
and to ratify certain exempting actions of the building official in enforcing the
19 accessibility requirements of the California Code of Regulations, Title 24 (also
known as the California Building Standards Code), and to serve as an advisor to
20 the building official on disabled access matters, there shall be an accessibility
appeals board consisting of five members. Two members of the appeals board
21 shall be physically disabled persons, two members shall be persons experienced
in construction, and one member shall be a public member. The building official
22 shall be an ex officio member and shall act as secretary to the board. The
members of the accessibility appeals board shall be appointed by the City
23 Council and shall hold office at its pleasure. The board shall adopt reasonable
rules and regulations for conducting its actions. The board shall establish that the
24 access matter under review is in conformity with the intent and purpose of
California Code of Regulations, Title 24, and this Code. The board shall
25 document all decisions and findings in writing to the building official with a
duplicate copy to the applicant, and the board may recommend to the City
26 Council such new legislation as is consistent therewith.

27 The appeals board may approve or disapprove interpretations and enforcement
28 actions taken by the building official. All such approvals or disapprovals for
privately funded construction shall be final and conclusive as to the building
official in the absence of fraud or prejudicial abuse of discretion.

1
2 **109.3 Limitations of Authority.** Neither the Technical Interpretations Appeals
3 Board nor the Accessibility Appeals Board shall have authority relative to
4 interpretation of the administrative portions of this Code, nor shall the board be
5 empowered to waive requirements of this Code.

6 **109.4 Appeals Board Fees.** A filing fee established by separate fee resolution or
7 ordinance shall be paid to the building official whenever a person requests a
8 hearing or a rehearing before the appeals boards provided for in this section.
9 All requests to appeal determinations, orders or actions of the building official, or
10 to seek modifications of previous orders of the appeals boards, shall be presented
11 in writing.

12 k. Section 110 is amended in its entirety to read:

13 **SECTION 110 – MECHANICAL PLAN REQUIREMENTS.**

14 **110.1 General.** When required by the building official to verify compliance with
15 this Code, relevant laws, ordinances, rules and regulations, plans and, when
16 deemed necessary by the building official, calculations, and other required data
17 shall be submitted for plan review. The building official may require plans and
18 calculations to be prepared by an engineer registered by the State to practice as
19 such. Only after the plans have been approved may the applicant apply for a
20 mechanical permit for such work. The building official may also require such
21 plans be reviewed by other departments and/or divisions of the City to verify
22 compliance with the laws and ordinances under their jurisdiction.

23 Separate Mechanical Code plan review is required for any of the following:

- 24 (a) To verify compliance with State energy requirements when such
25 information is not shown completely on the building plans;
26 (b) Installations where the aggregate BTU input capacity for either comfort
27 heating or comfort cooling is more than 500,000 BTU;
28 (c) Type I or Type II commercial hoods;
(d) Parking garage exhaust ventilation systems;
(e) Product conveying duct system;
(f) Spray booths;
(g) Stair pressurization systems;
(h) Installation of fire dampers, smoke dampers and/or combination
smoke/fire dampers;
(i) Air moving systems supplying air in excess of 2000 cfm and where
smoke detectors are required in the duct work;
(j) Any installation in a building of Type I-A, Type II-A, Type III-A, Type
IV or Type V-A fire-resistive construction where penetrations are required of
fire-resistive walls, floors or ceilings.

23 Plans, calculations, reports or documents for work regulated by this Code,
24 relevant laws, ordinances, rules and regulations shall bear the seal, signature and
25 number of a mechanical engineer when required by the California Business and
26 Professions Code. A seal and number shall not be required for work authorized
27 by the said article to be performed by a person not registered or certified as an
28 engineer or architect.

110.2 Engineer of Record. When it is required that documents be prepared by
an engineer, the building official may require the owner to designate on the
permit application an engineer who shall act as the engineer of record. If the
circumstances require, the owner may designate a substitute engineer of record
who shall perform all of the duties required of the original engineer of record.

1 The building official shall be notified in writing by the owner if the engineer of
2 record is changed or is unable to continue to perform the duties.

3 The engineer of record shall be responsible for reviewing and coordinating all
4 submittal documents prepared by others, including deferred submittal items, for
5 compatibility with the design of the building.

6 **110.3 Information Required on Mechanical Plans.** Plans shall be drawn to
7 scale upon substantial paper or other material suitable to the building official
8 shall be of sufficient clarity to indicate the nature and scope of the work
9 proposed, and shall show in detail that the proposed construction will conform to
10 the provisions of this Code and all relevant laws, ordinances, rules and
11 regulations.

12 The first sheet of each set of plans shall give the street address of the proposed
13 work and the name, address and telephone number of the owner and all persons
14 who were involved in the design and preparation of the plans.

15 Where the scope of the proposed work involves the following, unless otherwise
16 approved by the building official, the mechanical plans shall indicate the
17 following:

- 18 (a) A complete floor plan showing the location of all proposed mechanical
19 equipment, duct work, vents, etc.;
- 20 (b) A complete plan showing the layout, diameter and material of all
21 proposed piping;
- 22 (c) A legend of all symbols used and a list of all abbreviations used;
- 23 (d) The location of all proposed inlets, outlets, diffusers, etc.;
- 24 (e) The btu/Hr and/or cfm rating of all equipment;
- 25 (f) Any other information requested by the building official.

26 Plans for buildings more than two stories in height of other than Group R-3 and
27 Group U Occupancies shall indicate how required fire-resistive integrity will be
28 maintained where a penetration will be made for mechanical piping and similar
systems.

When deemed necessary by the building official, the first sheet of each set of
plans shall indicate the building Type of Construction as defined in the City of
Huntington Park Building Code and the Mechanical Code in effect on the date of
plan check submittal.

110.4 Deferred Submittals. For the purposes of this section, deferred submittals
are defined as those portions of the design that are not submitted at the time of
the application and that are to be submitted to the building official within a
specified period.

Deferral of any submittal items shall have prior approval of the building official.
The engineer of record shall list the deferred submittals on the plans and shall
submit the deferred submittal documents for review by the building official.

Submittal documents for deferred submittal items shall be submitted to the
engineer of record, who shall review them and forward them to the building
official with a notation indicating that the deferred submittal documents have
been reviewed and that they have been found to be in general conformance with
the intended design. The deferred submittal items shall not be installed until their
design and submittal documents have been approved by the building official.

1 **110.5 Expiration of Plan Check Applications.** Plan check applications for
2 which no permit is issued within one year following the date of application shall
3 expire by limitation and become null and void. Plans and calculations previously
4 submitted may thereafter be returned to the applicant or destroyed by the building
5 official.

6 When requested in writing by the applicant prior to or not more than 90 days
7 after the expiration of the plan check application, the building official may
8 extend the time for action by the applicant. The time for action by the applicant
9 shall not be extended beyond the effective date of a more current Code.
10 Additional hourly fees for plan review shall also be paid to the building official
11 for enforcement of any requirements that were subsequently amended to the
12 Code in effect at the time the plan check extension is requested.

13 Once an application and any extension thereof has expired, the applicant shall
14 resubmit plans and calculations and pay a new application fee.

15 **110.6 Retention of Plans.** One set of approved plans, calculations and reports
16 shall be retained by the building official. Except as required by Section 19850 of
17 the Health and Safety Code, the building official shall retain such set of the
18 approved plans, calculations and reports for a period of not fewer than 90 days
19 from date of completion of the work covered therein.

20 1. Section 111 is amended in its entirety to read:

21 **SECTION 111 – MECHANICAL PERMIT REQUIREMENTS.**

22 **111.1 Mechanical Permit Required.** No person shall erect, alter, install, repair,
23 move, improve, remove, connect or convert, or cause the same to be done, any
24 mechanical equipment without first obtaining a mechanical permit from the
25 building official.

26 The issuance of a permit without first requiring a plan review shall not prevent
27 the building official from requesting plans deemed necessary to verify that the
28 work performed under said permit complies with this Code and all relevant laws,
ordinances, rules and regulations.

111.2 Work Exempted From Mechanical Permit. A mechanical permit shall
not be required for the following:

- (a) Installation of portable appliances or equipment used for heating ventilating, or cooling (refrigeration or evaporative) that does not require either a Building Permit or an Electrical Permit to install;
- (b) Repair or replacement of steam, hot, or chilled water piping, and refrigeration piping that were previously permitted and inspected under a valid mechanical permit;
- (c) Repair or replacement of components to a refrigeration system that were previously permitted and inspected under a valid Mechanical permit.
- (d) Repair or replacement of any component, part or assembly of an appliance that does not alter its original approval and complies with the other applicable requirements of this Code;
- (e) Any unit refrigerating system.

Exemption from the permit requirements of this Code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of other laws or ordinances.

1 **111.3 Permit Applicant Requirements.** A permit shall only be issued to a
2 licensed contractor.

3 Exception: A permit may be issued to a homeowner (See Section 210 for
4 definition of a homeowner).

5 **111.4 Application for Permit.** To obtain a permit, the applicant shall first file an
6 application therefore in writing on a form furnished by the City for that purpose.

7 Each such application shall:

8 (a) Identify and describe the work to be covered by the permit for which
9 application is made.

10 (b) Describe the land on which the proposed work is to be done by lot, block,
11 tract, street address, or similar description that will readily identify and definitely
12 locate the proposed building or work.

13 (c) Be accompanied by plans and calculations as required in Section 110.

14 (d) Give such other information as reasonably may be required by the
15 building official.

16 **111.5 Issuance.** The building official shall issue a permit to the applicant for the
17 work described in the application and plans filed therewith when the building
18 official is satisfied that all of the following items comply:

19 (a) The work described conforms to the requirements of this Code, relevant
20 laws, ordinances, rules and regulations.

21 (b) The fees specified by resolution or ordinance have been paid.

22 (c) The applicant has obtained a permit pursuant to Public Resources Code
23 Section 30600 et seq., if such a permit is required.

24 When the building official issues the permit, the building official shall endorse in
25 writing or stamp on both sets of plans "Reviewed for Substantial Compliance
26 Only." Such stamped plans shall not be changed, modified or altered without
27 authorization from the building official, and all work shall be done in accordance
28 with the Code in effect at the time of permit issuance regardless of the
information presented on the plans. The approval of the plans shall not be held to
permit or to be an approval of any violation of any Federal, State, County, or City
laws or ordinances. The issuance of a permit shall not be deemed to certify that
the site of the described work is safe.

One set of approved plans and reports shall be returned to the applicant to be kept
on such building or work site at all times while the authorized work is in
progress.

111.6 Permit Validity. The issuance or granting of a permit or approval of plans
and calculations shall not be construed to be a permit for, or an approval of, any
violation of any of the provisions of this Code, relevant laws, ordinances, rules
and regulations. No permit presuming to give authority to violate or cancel the
provisions of this Code, relevant laws, ordinances, rules and regulations shall be
valid, except insofar as the work or use that it authorizes is lawful.

The issuance of a permit based on plans and calculations shall not prevent the
building official from thereafter requiring the correction of errors in said plans
and calculations, or from preventing building operations being carried on
thereunder when in violation of this Code, relevant laws, ordinances, rules and
regulations.

1 **111.7 Expiration of Permit.** Every permit issued by the building official under
2 the provisions of this Code shall expire automatically by limitation and become
3 null and void one year after the date of the last required inspection approval by
4 the building official, or if work authorized by such permit is not commenced
5 within one year from the issuance date of such permit. Before such work can be
6 commenced or recommenced, a new permit shall be first obtained.

7
8 Supplementary permit(s) shall not expire so long as the associated building
9 permit remains active.

10 Where a new permit is issued to complete work previously started under an
11 expired permit, no permit fees, except for issuance fees, will be collected
12 provided 1) that no changes have been made or will be made in the original plans
13 and calculations for such work; 2) the Codes in effect on the issuance date of the
14 new permit are the same as were in effect on the date the expired permit was
15 issued; and 3) that the duration of time from the date of expired permit issuance
16 or last required inspection approval, whichever occurred last, has not exceeded
17 one and one-half years. Permit fees, in addition to issuance fees, for the
18 remaining work shall be collected for all permits that do not meet the preceding
19 criteria.

20 All work to be performed under the new permit must be done in accordance with
21 the Code in effect on the date of issuance of the new permit.

22 **111.8 Permit Suspension or Revocation.** The building official may, in writing,
23 suspend or revoke a permit issued under the provisions of this Code, relevant
24 laws, ordinances, rules and regulations whenever the permit is issued in error or
25 on the basis of incorrect information supplied, or in violation of any ordinance or
26 regulation or any of the provisions of this Code.

27 The building official may also, in writing, withhold inspections, suspend or
28 revoke a permit where work is being done in violation of this Code, where work
is being done in violation of the approved plans, where work is being concealed
without approval from the building official, or where work is not in accordance
with the direction of the building official.

111.9 Cancellation of Permit by Applicant. If no portion of the work or
construction covered by a permit issued by the building official under the
provisions of this Code, relevant laws, ordinances, rules and regulations has been
commenced, the person to whom such permit has been issued may deliver such
permit to the building official with a request that such permit be cancelled. Only
the person to whom such permit was issued may request cancellation of the
permit. The building official shall thereupon stamp or write on the face of such
permit the words, "Cancelled at the request of the applicant." Thereupon such
permit shall be null and void and of no effect. All fees except for issuance fees
shall be returned to the applicant.

111.10 Transfer of Permit by Applicant.

111.10.1 No Inspection Performed. When requested in writing by the person to
whom the permit was issued, a permit may be transferred from the person to
whom the permit was issued to a new individual. Fee credit shall be given where
deemed appropriate by the building official and new fees shall be paid as
required by ordinance or resolution.

111.10.2 One or More Inspection Performed. Permits may be transferred to
any individual upon completion of a new application. Fee credit shall be given

where deemed appropriate by the building official and new fees shall be paid as required by ordinance or resolution.

111.10.3 Permit Duration Remains Unchanged. Transfer of a permit shall be considered a continuation of the previous permit when determining the permit's duration, and shall in no way extend the duration of the preceding permit.

m. Section 112 is amended in its entirety to read:

SECTION 112 FEES.

All plan review and permit fees shall be as adopted by separate resolution and/or ordinance.

Plan checking fees shall be paid at the time of plan review submittal. Permit fees shall be paid at the time of permit issuance.

n. Section 113 is amended in its entirety to read:

SECTION 113 REFUNDS.

113.1 Permit Refunds. In the event that any person shall have obtained a permit and no portion of the work or construction covered by such permit shall have been commenced, and such permit shall have been cancelled as provided for in Section 111.9, the permittee may submit a written request to the building official requesting a refund of permit fees. Permit fees may be refunded to the permit applicant, but permit issuance fees shall not. The building official shall satisfy himself or herself as to the right of such applicant to such refund, and each such refund shall be paid to the permit applicant, provided the request has been submitted within one year from the date of cancellation or expiration of the permit.

113.2 Plan Check Refunds. No portion of the plan checking fee shall be refunded, unless no review has been performed, in which case 90 percent of the plan checking fee shall be refunded.

o. Section 114 is amended in its entirety to read:

SECTION 114 INSPECTIONS.

114.1 General. All new mechanical work for which a permit is required shall be subject to inspection by the building official and all such work shall remain accessible and exposed for inspection purposes until approved by the building official. All new mechanical work, and such portions of existing systems as may be affected by new work, or any changes, shall be inspected by the building official to insure compliance with all the requirements of this Code, relevant laws, ordinances, rules or regulations.

No work shall be approved by the building official that was not completely verified. Partial or spot inspections shall not be performed by the building official, nor shall partial or spot inspection be used as a justification for approving any required inspection.

Approval as a result of an inspection shall not be construed to be an approval of a violation of any provision of this Code, relevant laws, ordinances, rules or regulations. Inspections presuming to give authority to violate or cancel the provisions of this Code, relevant laws, ordinances, rules and regulations shall not be valid.

1 It shall be the duty of the permit applicant to cause the work to remain accessible
2 and exposed for inspection purposes. Neither the building official nor the
3 jurisdiction shall be liable for expense entailed in the removal or replacement of
any material required to allow inspection.

4 It shall be the duty of the permit applicant to provide access for the inspector to
5 the area of work. Access may include, but shall not be limited to, ladders,
6 scaffolding, catwalks and lifts. It shall be the duty of the permit applicant to
7 maintain a safe access path for the inspector to the area of work. Safety
8 precautions may include, but shall not be limited to, handrails, guardrails and
9 safety harnesses. All components of the access path shall be securely anchored in
place. The building inspector shall have the right to refuse to make any
inspection in an area that does not have an access path deemed safe for use by
said building inspector. It shall be the duty of the permit applicant to make any
necessary improvements to the access path to allow inspection by the building
inspector.

10 It shall be the duty of the permit applicant to protect all existing construction
11 from damage caused during inspection. Neither the building official nor the
jurisdiction shall be liable for expense entailed in the removal or replacement of
any material damaged during the course of inspection.

12 **114.2 Inspection Requests.** It shall be the duty of the person doing the work
13 authorized by a permit to notify the building official that such work is ready for
14 inspection. The building official may require that every request for inspection be
filed at least one working day before such inspection is desired. Such request
may be in writing or by telephone at the option of the building official.

15 It shall be the duty of the person requesting any inspection required by this Code,
16 relevant laws, ordinances, rules and regulations to provide access to and means
for inspection of such work.

17 **114.3 Special Inspections.** Special inspections may be required by the building
18 official on work involving special hazards or conditions and on work requiring
19 extensive, unusual or constant inspection. Special inspections, when necessary,
shall be accomplished by the means set forth in the City of Huntington Park
Building Code.

20 **114.4 Required Approvals.** No work shall be done beyond the point indicated in
21 each successive inspection without first obtaining the written approval of the
22 building official. The building official, upon notification, shall make the
23 requested inspections and shall either indicate in writing that the work appears to
24 comply as completed, or shall notify the applicant in writing which portion of the
work fails to comply with this Code, relevant laws, ordinances, rules and/or
regulations. Any work that does not comply shall be corrected, and such work
shall not be covered or concealed until authorized by the building official.

25 There shall be a final inspection and approval of all work when completed and
26 ready for occupancy.

26 p. Sections 115 through 118 are deleted.

27 q. In addition to the definitions specified in sections 204, 205, 210 and 216,
28 the following certain terms, phrases, words and their derivatives shall be
construed as specified in this section. Terms, phrases and words used in the
masculine gender include the feminine and the feminine the masculine.

1 In the event of conflicts between these definitions and definitions that appear
2 elsewhere in this Code, these definitions shall govern and be applicable.

3 **BOARD OF SUPERVISORS** shall mean the City of Huntington Park City
4 Council.

5 **BUILDING DIVISION or BUILDING DEPARTMENT** shall mean the
6 Building Division of the City Community Development Department.

7 **BUILDING OFFICIAL** shall mean the Director of Community Development
8 Department or other designated authority charged with the administration and
9 enforcement of this Code, or the director's duly authorized representative.

10 **CHIEF MECHANICAL INSPECTOR** shall mean the building official.

11 **HOMEOWNER** is the owner, or for the purposes of a permit, the tenant of a
12 single-family residence, including common accessory and minor poultry, animal
13 or agricultural buildings where there is not more than one dwelling unit on the
14 property.

15 **NONINSPECTED WORK** shall mean any erection, alteration, installation,
16 repair, movement, improvement, removal, connection or conversion of any
17 mechanical equipment and/or appliances or any other mechanical work regulated
18 by this Code within the City without first obtaining inspection by and approval of
19 the building official.

20 **SECTION 3: Findings of local conditions.** The Huntington Park City Council hereby
21 finds, determines and declares that those certain amendments to the State Building Code made
22 by the County of Los Angeles are appropriate and necessary to meet local conditions existing in
23 the City of Huntington Park, and this Council hereby further finds, determines and declares that
24 each such change is required for the protection of the public safety and is reasonably necessary
25 because of local climatic, geological conditions.

26 **SECTION 4: Continuation of existing law.** Where they are substantially the same as
27 existing law, the provisions of the City of Huntington Park Building Code shall be considered
28 continuations of existing law and shall not be considered new enactments.

29 **SECTION 5: Maintenance and distribution of code.** Not less than one copy of the
30 City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in
31 the office of the City Clerk for 15 days for the examination and use by the public. Amendments
32 to this code shall be noted by ordinance number on the appropriate pages of such code of this
33 code and one complete file of amendatory ordinances, indexed for ready reference, shall be
34 maintained in the office of the City Clerk for use and examination by the public. Distribution or
35 sale of additional copies of this code shall be made as directed by the City Council. In addition,
36 one copy of said City of Huntington Park Building Code may likewise be maintained by the
37 Community Development Department for examination and use by the public.

38 **SECTION 6: Catchlines of sections.** The catchlines of the several sections of this
code printed in boldface type are intended as mere catchwords to indicate the contents of the
section and shall not be deemed or taken to be titles of such sections; nor as any part of the

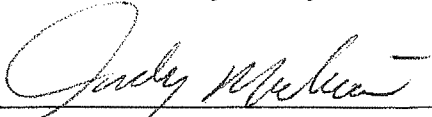
1 section, nor, unless expressly so provided, shall they be so deemed when any of such sections,
2 including the catchlines, are amended or reenacted.

3 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or
4 phrase in this Chapter, or any part thereof is for any reason, held to be unconstitutional or
5 invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the
6 validity or effectiveness or the remaining portions of this chapter or any part thereof. The City
7 Council hereby declares that it would have passed each section, subsection, subdivision,
8 paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more
9 subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared
10 unconstitutional, or invalid or ineffective.

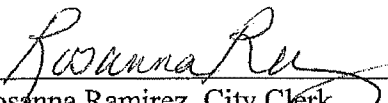
11 **SECTION 8:** This Ordinance shall take effect thirty (30) days after its final passage by
12 the City Council.

13 **SECTION 9:** The City Clerk shall certify to the passage of this ordinance and shall
14 cause it to be published according to legal requirements.

15 **PASSED, APPROVED AND ADOPTED** this 7th day of May, 2012.

16 
17 _____
18 Andy Molina, Mayor

19 ATTEST:

20 
21 _____
22 Rosanna Ramirez, City Clerk

1 ATTEST:
2

3 STATE OF CALIFORNIA)
4 COUNTY OF LOS ANGELES) SS
5 CITY OF HUNTINGTON PARK)

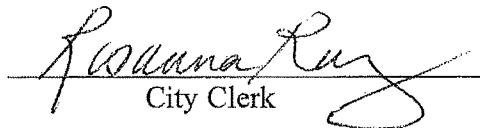
6 I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby
7 certify that the whole number of members of the City Council of said City is five; that the
8 foregoing Ordinance, being Ordinance No. 890-NS, was duly passed and adopted by the City
9 Council of the City of Huntington Park, approved and signed by the Mayor of said City, and
10 attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 7th
11 day of May, 2012, and that the same was so passed and adopted by the following vote, to wit:

12 AYES: Council Members – Gomez, Guerrero, Hernandez, Perez, Molina

13 NOES: Council Members – None

14 ABSENT: Council Members – None

15 ABSTAIN: Council Members – None
16

17 
18 City Clerk
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ORDINANCE NO. 891-NS

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK,
CALIFORNIA, AMENDING TITLE 8, CHAPTER 1B OF THE HUNTINGTON PARK
MUNICIPAL CODE BY ADOPTING BY REFERENCE THE 2011 LOS ANGELES
COUNTY CODE, TITLE 30, RESIDENTIAL CODE, WITH CERTAIN AMENDMENTS,
ADDITIONS AND DELETIONS THERETO

WHEREAS, it is the intent of the City Council, in enacting this ordinance, to be in compliance with applicable law pertaining to the regulations and limitations on gratuities; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF HUNTINGTON PARK DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The recitals set forth herein above are adopted as findings of the City Council.

SECTION 2. The purpose of this ordinance is to amend the Huntington Park Municipal Code by adopting by reference, and amending where necessary, that certain ordinance of the County of Los Angeles (Title 30 – Residential Code) which adopts by reference California Code of Regulations, Title 24, Part 2.5 (2010 California Residential Code) and which makes amendments, additions and deletions thereto. Therefore, the Huntington Park Municipal Code is hereby amended by repealing there from the prior Chapter 1B of Title 8 and replacing it with a new Chapter 1B in lieu thereof, and which that new Chapter 1B shall read as follows:

**TITLE 8
BUILDING REGULATIONS
CHAPTER 1B
RESIDENTIAL CODE**

8-1B.01 LOS ANGELES COUNTY CODE, TITLE 30, RESIDENTIAL CODE

Chapters 1 through 10, 44 and Appendix H of Title 30, Los Angeles County Residential Code, as amended and in effect on or before January 1, 2011, adopting the 2010 California Residential Code, is hereby adopted by reference pursuant to the provisions of Sections 50022.1 through 50022.10 of the Government Code of the State of California as though fully set forth herein, and made a part of the Huntington Park Municipal Code with the same force and effect as though set out herein in full, including all of the regulations, revisions, conditions and terms contained therein except that those certain sections thereof which are necessary to meet local conditions as hereinafter set forth in Chapter 1B of this Code are hereby repealed, added or amended to read as set forth therein.

In accordance with Section 50022.6 of the California Government Code, not less than one copy of said Title 30 of the Los Angeles County Code together with any and all amendments thereto proposed by the City of Huntington Park, has been and is now filed in the office of the Development Services Department, shall be remain on file with the Building Official, shall collectively be known as the *City of Huntington Park Residential Code* and may be cited as Title 8 Chapter 1B of the Huntington Park Municipal Code.

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a. Section R100 is amended in its entirety to read:

b. Section R101.1 is amended in its entirety to read:

SECTION 3: Findings of local conditions. The Huntington Park City Council hereby finds, determines and declares that those certain amendments to the State Building Code made by the County of Los Angeles are appropriate and necessary to meet local conditions existing in the City of Huntington Park, and this Council hereby further finds, determines and declares that each such change is required for the protection of the public safety and is reasonably necessary because of local climatic, geological conditions.

SECTION 4: Continuation of existing law. Where they are substantially the same as existing law, the provisions of the City of Huntington Park Building Code shall be considered continuations of existing law and shall not be considered new enactments.

SECTION 5: Maintenance and distribution of code. Not less than one copy of the City of Huntington Park Building Code, duly certified by the City Clerk, shall be kept on file in the office of the City Clerk for 15 days for the examination and use by the public. Amendments to this code shall be noted by ordinance number on the appropriate pages of such code of this code and one complete file of amendatory ordinances, indexed for ready reference, shall be maintained in the office of the City Clerk for use and examination by the public. Distribution or sale of additional copies of this code shall be made as directed by the City Council. In addition, one copy of said City of Huntington Park Building Code may likewise be maintained by the Community Development Department for examination and use by the public.

SECTION 6: Catchlines of sections. The catchlines of the several sections of this code

1 printed in boldface type are intended as mere catchwords to indicate the contents of the section and
2 shall not be deemed or taken to be titles of such sections; nor as any part of the section, nor, unless
3 expressly so provided, shall they be so deemed when any of such sections, including the catchlines,
4 are amended or reenacted.

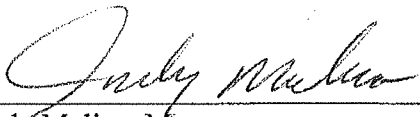
5 **SECTION 7:** If any section, subsection, subdivision, paragraph, sentence, clause or phrase in
6 this Chapter, or any part thereof is for any reason, held to be unconstitutional or invalid or ineffective
7 by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness or
8 the remaining portions of this chapter or any part thereof. The City Council hereby declares that it
9 would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase
10 thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs, sentences,
11 clauses or phrases be declared unconstitutional, or invalid or ineffective.

12 **SECTION 8:** This Ordinance shall take effect thirty (30) days after its final passage by the
13 City Council.

14 **SECTION 9:** The City Clerk shall certify to the passage of this ordinance and shall cause it
15 to be published according to legal requirements.

16 **PASSED, APPROVED, AND ADOPTED** this 7th day of May, 2012.

17 **CITY OF HUNTINGTON PARK**

18 
19 _____
20 Andy Molina, Mayor

21 ATTEST:

22 
23 _____
24 Rosanna Ramirez, City Clerk

1
2 ATTEST:

3 STATE OF CALIFORNIA)
4 COUNTY OF LOS ANGELES) SS
5 CITY OF HUNTINGTON PARK)

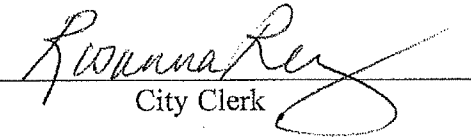
6 I, Rosanna M. Ramirez, City Clerk of the City of Huntington Park, California, do hereby
7 certify that the whole number of members of the City Council of said City is five; that the
8 foregoing Ordinance, being Ordinance No. 891-NS, was duly passed and adopted by the City
9 Council of the City of Huntington Park, approved and signed by the Mayor of said City, and
10 attested to by the City Clerk of said City, all at a regular meeting of the City Council held on the 7th
11 day of May, 2012, and that the same was so passed and adopted by the following vote, to wit:

12 AYES: Council Members – Gomez, Guerrero, Hernandez, Perez, Molina

13 NOES: Council Members – None

14 ABSENT: Council Members – None

15 ABSTAIN: Council Members – None
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18 City Clerk
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FINDINGS

BUILDING CODE AMENDMENTS

Code Section	Condition	Explanation of Amendment
Chapter 7A	Climatic	States that Chapter 7 A requirements are applicable to all occupancy groups as wildfire exposure impacts all types of buildings and structures. This amendment is needed due to the high fire severity zones caused by low humidity, strong winds and dry vegetation.
701A.1	Climatic	Clarifies the application of Chapter 7 A to include additions, alterations and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3	Climatic	Clarifies the application of Chapter 7 A to include additions, alterations and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
701A.3.1	Climatic	Clarifies the application of Chapter 7 A to include additions, alterations and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
703A.5.2 & 703A.5.2.2	Climatic	Due to low humidity, strong winds and dry vegetation in high fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle / wood-shake roof.
704A.3	Climatic	Due to low humidity, strong winds and dry vegetation in high fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle / wood-shake roof.
705A.2	Climatic	Due to low humidity, strong winds and dry vegetation in high fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle / wood-shake roof and would require the use of Class A roof covering.
1207.1, 1207.11, 1207.12	Climatic and Topographic	<p>Sound Transmission. "Soundproofing" buildings adjacent to Airport (LAX). The purpose of this section is to establish uniform minimum noise insulation performance standards to protect persons from the effects of excessive noise (sound), hearing loss or impairment and interference with speech and sleep. The amendment requires other types of buildings, such as, long-term care facilities, single-family dwellings, private schools and places of worship to be "soundproofed."</p> <p>Based on the local topographic conditions in the Los Angeles Basin, which includes the surrounding hills and mountains, such as, the Santa Monica Mountains and the climatic conditions of local wind blowing off shore, such as, the Santa Ana winds that causes many planes to land and take off near the airports (LAX) to fly over areas where there are buildings including single family home, long-term care facilities, private schools and places of worship and other residential buildings, apartment houses, hotels...etc. The noise from these planes creates a hardship for the citizens, therefore, requiring the buildings to be "soundproofed."</p>
1403.3	Climatic Geological	Section amended to limit the deflection of lateral support of veneer and prohibit its usage as part of the structural design strength of walls. The Structural Engineers Association of Southern California (SEAOSC) and LA City Post Northridge Earthquake committee discovered significant loss of veneer from buildings due to inadequate design and construction. As deflection limitation in out-of-plane direction is not covered in this code, this

Code Section	Condition	Explanation of Amendment
		amendment will prevent loosening and spalling of veneer.
1405.7 through 1405.7.2	Geological	Section amended to require proper anchorage of masonry or stone veneer. Investigations following the Northridge earthquake discovered numerous cases where veneer pulled away from wood stud framing. Most of it was due to corrosion and weakness in the anchor ties and mesh connections to the framing. Where sheathing was beneath the veneer, nail attachments were often not attached to the wall framing below. SEAOSC/LA City Post Northridge Earthquake committee findings indicated significant loss of veneer from buildings due to inadequate design and construction. Therefore, additional reinforcement for heavy veneer, stone and masonry veneer is needed.
1507.3.1	Geological	Section amended to require concrete and clay tiles to be installed over solid structural sheathing boards only. The changes in Section 1507.3.1 is needed, because there were numerous observations of tile roofs pulling away from wood framed buildings following the 1994 Northridge Earthquake. Where sheathing beneath the tile roofs was not nailed adequately or the nails were not attached on each side of each tile or the nail just pulled out over a period of time because the shank of the nails were smooth. Northridge SEAOSC/LA City Post Northridge Earthquake committee findings indicated significant problems with tile roof due to inadequate design and/or construction.
Table 1507.3.7	Geological	Table amended to require proper anchorage for clay or concrete tiles from sliding or rotating due to the effect of earthquakes. Design provisions developed based on detailed study of the 1994 Northridge and the 1971 Sylmar earthquakes need to be incorporated into the local building code.
1613.6.7	Geological	The inclusion of the importance factor in this equation has the unintended consequence of reducing the minimum seismic separation distance for important facilities such as hospital, school, police and fire station, etc. from adjoining structures. The proposal to omit the importance factor from Equation 16-44 will ensure that a safe seismic separation distance is provided. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.8 through 1613.8.1	Geological	The steel Buckling Restrained Braced Frame (BRBF) system was first approved for use in the 2003 NEHRP Provisions. The values for the approximate period perimeters C_1 and x were also approved as part of that original BSSC Proposal 6-6R (2003). It was an oversight that these parameters were not carried forward into the 2005 Edition of the ASCE 7. Currently, these two factors can be found in Appendix R of AISC 341-05. There, they function only as a placeholder that will be removed in the next version upon approval by ASCE 7 Task Committee on Seismic. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.8.2	Geological	Observed damages to one and two family dwellings of light frame construction after the Northridge Earthquake may have been partially attributed to vertical irregularities common to this type of occupancy and construction. In an effort to improve quality of construction and incorporate lesson learned from studies after the Northridge Earthquake, the proposed modification to ASCE 7-05 Section 12.2.3.1 by limiting the number of stories and height of the structure to two stories will significantly minimize the impact of vertical irregularities and

Code Section	Condition	Explanation of Amendment
		concentration of inelastic behavior from mixed structural systems. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.8.3	Geological	The importance factor, I, was dropped from equation 12.8-16 by mistake while transcribing it from NEHRP Recommended Provisions (2003) equation 5.2-16. For buildings with importance factor, I, higher than 1.0, stability coefficient should include the importance factor. The proposed modification is consistent with the provisions adopted by OSPHD and DSA-SS as reflected in Section 1615.10.7 of the 2010 California Building Code. SEAOSC Steel Committee had supported the proposed modification during the 2007 code adoption process. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.8.4	Geological	A Joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County and Los Angeles City Task Force investigated the performance of concrete and masonry construction with flexible wood diaphragm failures after the Northridge earthquake. It was concluded at that time that continuous ties are needed at specified spacing to control cross grain tension in the interior of the diaphragm. Additionally, subdiaphragm shears need to be limited to control combined orthogonal stresses within the diaphragm. Recognizing the importance and need to continue the recommendation made by the task force, but also taking into consideration the improve performance and standards for diaphragm construction today, a proposal to increase the continuous tie spacing limit to 40 ft in lieu of 25 ft and to use 75% of the allowable code diaphragm shear to determine the depth of the sub-diaphragm in lieu of the 300 plf is deemed appropriate and acceptable. The Los Angeles region is within a very active geological location. The various jurisdictions within this region have taken additional steps to prevent roof or floor diaphragms from pulling away from concrete or masonry walls. This decision was made due to the frequency of this type of failure during the past significant earthquakes. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1613.9 through 1613.9.10.5	Geological Topographical	Section is added to improve seismic safety of buildings constructed on or into hillsides. Due to the local topographical and geological conditions of the sites within the Los Angeles region and their probabilities for earthquakes, this technical amendment is required to address and clarify special needs for buildings constructed on hillside locations. A Joint Structural Engineers Association of Southern California (SEAOSC) and both the Los Angeles County and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by both the City and County of Los Angeles for several years with much success. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1704.1	Geological Topographical	Section amended to remove the exemption of Group U from special inspection requirements. One of the significant problems discovered from the studies after the Northridge Earthquake was the extent of poor quality in construction, especially for residential wood frame accessory structures. The provisions to require that special inspectors be provided for work listed under Section 1704

Code Section	Condition	Explanation of Amendment
		to observe the actual construction will ensure that acceptable standards of workmanship are provided.
1704.4	Geological	<i>Results from studies after the 1994 Northridge Earthquake indicated that a lot of the damages were attributed to lack of quality control during construction resulting in poor performance of the building or structure. Therefore, the proposed amendment modifies the type of exceptions from requiring special inspection. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</i>
1704.8	Geological	Studies after the Northridge Earthquake revealed that great confusion exist in the field over what is required by the code in the way of special inspection beyond just piles and caissons. Connecting grade beams used in driven deep foundations will generally act like concrete beams and should not be treated like typical footings. Section 1704.4 requires concrete beams to have special inspection, but exempts the footings of buildings three stories or less in height. This amendment clarifies that the grade beams that connect driven deep foundations are not exempt from special inspection even if they are used as part of the foundation system. They are an essential part of the driven deep foundation system and should receive the same level of inspection, particularly since this type of system must resist the higher demand of seismic loads in this region.
1704.9	Geological	Studies after the Northridge Earthquake revealed that great confusion exist in the field over what is required by the code in the way of special inspection beyond just piles and caissons. Connecting grade beams used in cast-in-place deep foundations will generally act like concrete beams and should not be treated like typical footings. Section 1704.4 requires concrete beams to have special inspection, but exempts the footings of buildings three stories or less in height. This amendment clarifies that the grade beams that connect cast-in-place deep foundations are not exempt from special inspection even if they are used as part of the foundation system. They are an essential part of the cast-in-place deep foundation system and should receive the same level of inspection, particularly since this type of system must resist the higher demand of seismic loads in this region.
1705.3	Geological	In southern California, very few detached one- or two-family dwellings not exceeding two stories above grade plane are built as "box-type" structures, specially for those in hillside areas and near the oceanfront. Many with steel moment frames or braced frames, and or cantilevered columns can still be shown as "regular" structures by calculations. With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1705.3 Item 3 of the California Building Code would permit many detached one- or two-family dwellings not exceeding two stories above grade plane with complex structural elements to be constructed without the benefit of special inspections. By requiring special inspections, the quality of major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. The exception should only be allowed for detached one- or two-family dwellings not exceeding two stories above grade plane assigned to Seismic Design category A, B and C
1710.1	Geological	The language in Sections 1710.1 of the California Building Code permits the

Code Section	Condition	Explanation of Amendment
		owner to employ any registered design professional to perform structural observations with minimum guideline. However, it is important to recognize that the registered design professional responsible for the structural design has thorough knowledge of the building he/she designed. By requiring the registered design professional responsible for the structural design or their designee who were involved with the design to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. Additional requirements are provided to help clarify the role and duties of the structural observer and the method of reporting and correcting observed deficiencies to the building official. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1710.2	Geological	With the higher seismic demand placed on buildings and structures in this region, the language in Sections 1710.2 Item 3 of the California Building Code would permit many low-rise buildings and structures with complex structural elements to be constructed without the benefit of a structural observation. By requiring a registered design professional to observe the construction, the quality of the observation for major structural elements and connections that affect the vertical and lateral load resisting systems of the structure will greatly be increased. An exception is provided to permit simple structures and buildings to be excluded. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.1.4	Climatic Geological	No substantiating data has been provided to show that wood foundation is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood retaining walls, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood foundation that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1807.1.6	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions that does not take into consideration the surrounding environment. Plain concrete performs poorly in withstanding the cyclic forces resulting from seismic events. In addition, no substantiating data has been provided to show that under-reinforced foundation walls are effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.

Code Section	Condition	Explanation of Amendment
1809.3	Geological	With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result for under reinforced footings located on sloped surfaces. Requiring minimum reinforcement for stepped footings is intended to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.7 and Table 1809.7	Geological	No substantiating data has been provided to show that under-reinforced footings are effective in resisting seismic loads and may potentially lead to a higher risk of failure. Therefore, this proposed amendment is requiring minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by following prescriptive design provisions for footing that does not take into consideration the surrounding environment. It was important that the benefit and expertise of a registered design professional be obtained to properly analysis the structure and takes these issues into consideration. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1809.12	Climatic Geological	No substantiating data has been provided to show that timber footings is effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Timber footings, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using timber footings that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1908.1 and 1908.1.11 through 1908.1.14	Geological	This amendment is intended to carry over critical provisions for the design of concrete columns in moment frames from the UBC. Increased confinement is critical to the integrity of such columns and these modifications ensure that it is provided when certain thresholds are exceeded. In addition, this amendment carries over from the UBC a critical provision for the design of concrete shear walls. It essentially limits the use of very highly gravity-loaded walls in being included in the seismic load resisting system, since their failure could have catastrophic effect on the building. Furthermore, this amendment was incorporated in the code based on observations from the 1994 Northridge Earthquake. Rebar placed in very thin concrete topping slabs have been observed in some instances to have popped

Code Section	Condition	Explanation of Amendment
		out of the slab due to insufficient concrete coverage. This modification ensures that critical boundary and collector rebars are placed in sufficiently thick slab to prevent buckling of such reinforcements. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1908.1.2	Geological	By virtue of ACI 318 Section 21.1.1.7(d), intermediate precast structural walls designed under Section 21.4, material requirements intended under provisions 21.1.4, 21.1.5, 21.1.6, and 21.1.7 would be excluded for structures assigned to Seismic Design Category D, E or F. Clarification of ACI 318 Chapter 21 is needed to ensure that structural walls designed under ASCE 7 Table 12.2-1 using the intermediate wall-panel category would conform to ductility requirements comparable to special structural wall; and conformance to the long standing practice of ACI 318 to impose special requirements for high seismic design regions. This amendment gives explicit requirement under which design and detailing need to conform to special structural wall system provision in ACI-318 Section 21.9, which covers both cast-in-place as well as precast. This amendment further gives building officials the tools to enforce minimum life safety building performance under earthquake forces in Seismic Design Category D, E or F. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
1908.1.3	Geological	<p>The design provision for wall pier detailing was originally introduced by SEAOC in 1987 to legacy Uniform Building Code (UBC) and was included in the 1988 UBC through the 1997 UBC (2002 CBC). The wall pier detailing provision prescribed under Section 1908.1.4 was intended for high seismic zones equivalent to current Seismic Design Category D, E or F. Section 1908.1.3 was added as a complement of wall pier detailing in Seismic Design Category C (formerly seismic zones 2A and 2B under the legacy model code). ACI 318 Commentary R 21.1.1 emphasized "it is essential that structures assigned to higher Seismic Design Categories possess a higher degree of toughness", and further encourages practitioners to use special structural wall system in regions of high seismic risk. ASCE 7 Table 12.2-1 permits intermediate precast structural wall system in Seismic Design Category D, E or F. Current Section 1908.1.3 does not limit to just structures assigned to Seismic Design Category C. The required shear strength under 21.3.3, referenced in current Section 21.4.5, is based on V_u under either nominal moment strength or two times the code prescribed earthquake force. The required shear strength in 21.6.5.1, referenced in Section 21.9.10.2 (IBC 1908.1.4), is based on the probable shear strength, V_p under the probable moment strength, M_{pr}. In addition, the spacing of required shear reinforcement is 8 inches on center under current Section 21.4.5 instead of 6 inches on center with seismic hooks at both ends under Section 21.9.10.2. Requirement of wall pier under Section 21.9.10.2 would enhance better ductility.</p> <p>Current practice in commercial buildings constructed using precast panels wall system have large window and door openings and/or narrow wall piers. Wall panels varying up to three stories high with openings resembles wall frame which is not currently recognized under any of the defined seismic-force resisting systems other than consideration of structural wall system. Conformance to special structural wall system design and detailing of wall piers ensures minimum life safety performance in resisting earthquake forces</p>

Code Section	Condition	Explanation of Amendment																				
		<p>for structures in Seismic Design Category D, E or F. Proposed modification separates wall piers designed for structures assigned to Seismic Design Category C from those assigned to Seismic Design Category D, E or F.</p> <p>This modification is consistent with the amendment adopted by DSA-SS as reflected in Section 1916.4.4 of the 2010 Edition of the California Building Code. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>																				
1908.1.8	Geological	<p>This proposed amendment requires minimum reinforcement in continuous footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>																				
1909.4	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, it is deemed necessary to take precautionary steps to reduce or eliminate potential problems that may result by permitting a reduced edge thickness of the footing that support walls without taking into consideration the surrounding environment. In addition, no substantiating data has been provided to show that the reduced edge thickness is effective in resisting seismic loads and may potentially lead to a higher risk of failure. It is important that the benefit and expertise of a registered design professional be obtained to properly analyze the structure and take these issues into consideration. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>																				
2204.1.1	Geological	<table><tr><th rowspan="2">Property</th><th colspan="2">Classification</th></tr><tr><th>70 ksi (480 MPa)</th><th>80 ksi (550 MPa)</th></tr><tr><td>Yield Strength, ksi (MPa)</td><td>58 (400) min.</td><td>68 (470) min.</td></tr><tr><td>Tensile Strength, ksi (MPa)</td><td>70 (480) min.</td><td>80 (550) min.</td></tr><tr><td>Elongation (%)</td><td>22 min.</td><td>19 min.</td></tr><tr><td>CVN Toughness, ft-lbf (J)</td><td colspan="2">40 (54) min. @ 70 °F (20 °C) ^{b,c}</td></tr><tr><td colspan="3">^b For LAST of +50 °F (+10 °C). For LAST less than + 50 °F (+10 °C), see AWS D1.8/D1.8M Clause 6.3.6. ^c Tests conducted in accordance to AWS D1.8/D1.8M Annex A meeting 40 ft-lbf (54 J) min. at a temperature lower than +70 °F (20 °C) also meet this requirement.</td></tr></table>	Property	Classification		70 ksi (480 MPa)	80 ksi (550 MPa)	Yield Strength, ksi (MPa)	58 (400) min.	68 (470) min.	Tensile Strength, ksi (MPa)	70 (480) min.	80 (550) min.	Elongation (%)	22 min.	19 min.	CVN Toughness, ft-lbf (J)	40 (54) min. @ 70 °F (20 °C) ^{b,c}		^b For LAST of +50 °F (+10 °C). For LAST less than + 50 °F (+10 °C), see AWS D1.8/D1.8M Clause 6.3.6. ^c Tests conducted in accordance to AWS D1.8/D1.8M Annex A meeting 40 ft-lbf (54 J) min. at a temperature lower than +70 °F (20 °C) also meet this requirement.		
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2304.9.1	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this</p>																				

Code Section	Condition	Explanation of Amendment
		proposed local amendment limit the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of a similar amendment adopted during previous code adoption cycles.
2304.11.7	Climatic Geological	No substantiating data has been provided to show that wood used in retaining or crib walls are effective in supporting buildings and structures during a seismic event while being subject to deterioration caused by the combined detrimental effect of constant moisture in the soil and wood-destroying organisms. Wood used in retaining or crib walls, when they are not properly treated and protected against deterioration, have performed very poorly. Most contractors are typically accustomed to construction in dry and temperate weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic event and wet applications. The proposed amendment takes the necessary precautionary steps to reduce or eliminate potential problems that may result by using wood in retaining or crib walls that experience relatively rapid decay due to the fact that the region does not experience temperatures cold enough to destroy or retard the growth and proliferation of wood-destroying organisms. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
2305.4	Geological	The overdriving of nails into the structural wood panel still remains a concern when pneumatic nail guns are used for wood structural panel shear wall nailing. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the 1994 Northridge Earthquake. The use of clipped head nails continues to be restricted from being used in wood structural panel shear walls where the minimum nail head size must be maintained in order to minimize nails from pulling through sheathing materials. Clipped or mechanically driven nails used in wood structural panel shear wall construction were found to perform much less in previous wood structural panel shear wall testing done at the University of California Irvine. The existing test results indicated that, under cyclic loading, the wood structural panel shear walls were less energy absorbent and less ductile. The panels reached ultimate load capacity and failed at substantially less lateral deflection than those using same size hand-driven nails. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
2305.5	Geological	Many of the hold-down connectors currently in use do not have any acceptance report based on dynamic testing protocol. This proposed amendment continues to limit the allowable capacity to 75% of the acceptance report value to provide an additional factor of safety for statically tested

Code Section	Condition	Explanation of Amendment
		anchorage devices. Cyclic forces imparted on buildings and structures by seismic activity cause more damage than equivalent forces which are applied in a static manner. Steel plate washers will reduce the additional damage which can result when hold-down connectors are fastened to wood framing members. This amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
2306.2.1 and Tables 2306.2.1(3) through 2306.2.1(4)	Geological	<p>The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable shear values for wood structural panel shear walls or diaphragms fastened with staples are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.</p> <p>In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with staples would exhibit the same behavior as the wood structural panels fastened with common nails. The test result revealed that wood structural panel fastened with staples appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of staples as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.</p> <p>Furthermore, the cities and county within the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This proposed amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.</p> <p>This proposed amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>
2306.3 and Tables 2306.3 through 2306.3(2)	Geological	The Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the damages to buildings and structures during the 1994 Northridge Earthquake recommended reducing allowable shear values in wood structural panel shear walls or diaphragms that were not substantiated by cyclic testing. That recommendation was consistent with a report to the Governor from the Seismic Safety Commission of the State of California recommending that code requirements be "more thoroughly substantiated with testing." The allowable

Code Section	Condition	Explanation of Amendment
		<p>shear values for wood structural panel shear walls or diaphragms fastened with stapled nails are based on monotonic testing and does not take into consideration that earthquake forces load shear wall or diaphragm in a repeating and fully reversible manner.</p> <p>In September 2007, limited cyclic testing was conducted by a private engineering firm to determine if wood structural panels fastened with stapled nails would exhibit the same behavior as the wood structural panels fastened with common nails. The test results revealed that wood structural panel fastened with stapled nails appeared to be much lower in strength and stiffness than wood structural panels fastened with common nails. It was recommended that the use of stapled nail as fasteners for wood structural panel shear walls or diaphragms not be permitted to resist seismic forces in structures assigned to Seismic Design Category D, E and F unless it can be substantiated by cyclic testing.</p> <p>Furthermore, the cities and county within the Los Angeles region has taken extra measures to maintain the structural integrity of the framing of shear walls and diaphragms designed for high levels of seismic forces by requiring wood sheathing be applied directly over the framing members and prohibiting the use of panels placed over gypsum sheathing. This proposed amendment is intended to prevent the undesirable performance of nails when gypsum board softens due to cyclic earthquake displacements and the nail ultimately does not have any engagement in a solid material within the thickness of the gypsum board.</p> <p>This proposed amendment continues the previous amendment adopted during the 2007 code adoption cycle.</p>
2306.7	Geological	<p>Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limits the location where shear walls sheathed with lath, plaster or gypsum board are used in multi-level buildings. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force and formed the basis for this proposed amendment. Considering that shear walls sheathed with lath, plaster or gypsum board are less ductile than steel moment frames or wood structural panel shear walls, the cities and county of the Los Angeles region has taken the necessary measures to limit the potential structural damage that may be caused by the use of such walls at the lower level of multi-level building that are subject to higher levels of seismic loads. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
2308.3.4	Geological	<p>With the higher seismic demand placed on buildings and structures in this region, interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. The proposed change is to limit the use of the exception to structures assigned to Seismic Design Category A, B or C where lower seismic demands are expected. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures. This proposed amendment is a</p>

Code Section	Condition	Explanation of Amendment
		continuation of an amendment adopted during previous code adoption cycles.
2308.12.2	Geological	Additional weight attributed to the use of heavy veneer substantially increases loads to conventionally braced walls in an earthquake. Moreover, normal to wall loads that occur in an earthquake can seriously overstress wood bearing walls in combined seismic/gravity load combinations. Numerous conventionally framed veneer covered structures sustained serious damages in the Northridge Earthquake as a result of the heavy weight of the veneer. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
2308.12.4 and Table 2308.12.4	Geological	This proposed amendment specifies minimum sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.
2308.12.5	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this proposed local amendment limit the use of staple fasteners in resisting or transferring seismic forces. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. The test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners to resist or transfer seismic forces shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of a similar amendment adopted during previous code adoption cycles.
3401.8.1 to 3401.8.3	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed amendments are to prevent inadequate construction or bracing to resist horizontal forces, thus becoming a hazard to life or property in the event of an earthquake.
3401.9	Geological	The greater Los Angeles/Long Beach region is a densely populated area having buildings constructed over and near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed amendment is to save lives in the event of an earthquake when panics occur and glasses shatter.
J101.1	Geological Topographical Climate	Subsection revised to include erosion and sediment control measures to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J103.1 – J103.2	Geological Topographical Climate	Subsection revised to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County

Code Section	Condition	Explanation of Amendment
		region.
J104.2.1 – J104.4	Geological Topographical Climate	Subsection revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J105.1- J105.14	Geological Topographical Climate	Subsections revised or added to provide adequate control of grading operations typical to the Los Angeles County region due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J106.1	Geological Topographical Climate	Subsection revised to require more stringent cut slope ratios to address the complex and diverse set of soil types and geologic conditions that exist in the Los Angeles County region.
J106.2	Geological Topographical Climate	Subsection added to require drainage terraces to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.1- J107.7	Geological Topographical Climate	Subsections revised to provide more stringent fill requirements for slope stability, and settlement due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J107.8 – J107.9	Geological Topographical Climate	Subsections revised to provide more stringent inspection and testing requirements for fill slope stability due to the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J108.1 – J108.4	Geological Topographical Climate	Subsections revised to provide more stringent slope setback requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.1 – J109.3	Geological Topographical Climate	Subsections revised to provide more stringent drainage and terracing requirements to address the complex and diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J109.5	Geological Topographical Climate	Subsection added to provide for adequate outlet of drainage flows due to the diverse set of soil types, climates, and geologic conditions which exist in the Los Angeles County region.
J110 - J110.8.5	Geological Topographical Climate	Subsections revised or added to provide for State requirements of storm water pollution prevention and more stringent slope planting, and slope stability requirements to control erosion due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.
J111	Geological Topographical Climate	Section revised to reference additional standards for soils testing due to the complex and diverse set of soil types, climates, and geologic conditions that exist in the Los Angeles County region.

SECTION 108. This ordinance shall become operative on January 1, 2011.

[TITLE26MYCC]

ELECTRICAL CODE AMENDMENTS

CODE SECTION	CONDITION	EXPLANATION
690.19	Geological	Emergency situations caused by seismic events may require the disconnection of electrical power in a building. Presently, the CEC does not require a disconnecting means for conductors for multi-arrayed solar photovoltaic systems.

SECTION 7.

This ordinance shall become operative on January 1, 2011.

[TITLE27MYCC]

Plumbing Code Amendments

CODE SECTION	CONDITION	EXPLANATION
K3.0	Geological, Topographical,	To establish more restrictive requirements for protection of local groundwater.
K4.0(C)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K6.0(E)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K6.0(H)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.

CODE SECTION	CONDITION	EXPLANATION
K7.0(B)	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions.
K10.0(A)(5)	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
K11.0(F)	Geological	To establish more restrictive requirements to prevent earth movement based on local soil and seismic conditions.
Table K-3	Geological, Topographical	To establish more restrictive requirements for protection of local groundwater due to local soil conditions, sewer capacity and sewage treatment.
Table K-4	Geological, Topographical	To establish consistency with requirements of the County Health Department for local soil conditions, sewer capacity and sewage treatment.
Table K-5	Geological, Topographical	To establish consistency with requirements of the County Health Department for local soil conditions, sewer capacity and sewage treatment.

SECTION 18.

This ordinance shall become operative on January 1, 2011.

[TITLE28MYCC]

TABLE

MECHANICAL CODE AMENDMENTS		
CODE SECTION	CONDITION	EXPLANATION
501	Climatic	Additional Health Department requirements are necessary due to local air quality concerns.
510.1.7	Geological	To reduce damage during a seismic event.
604.2	Geological	To reduce damage during a seismic event.
1119.4	Geological	To reduce the potential for release of toxic refrigerant caused by shifting equipment during a seismic event.

SECTION 15. This ordinance shall become operative on January 1, 2011.

[TITLE29MYCC]

administrative in nature, are reasonably necessary because of local climatic, geological, or topographical conditions in the County of Los Angeles as more particularly described in the table set forth below.

Code Section	Condition	Explanation of Amendment
R301.1.3.2	Geological	After the 1994 Northridge Earthquake, the Wood Frame Construction Joint Task Force recommended that the quality of wood frame construction needs to be greatly improved. One such recommendation identified by the Task Force is to improve the quality and organization of structural plans prepared by the engineer or architect so that plan examiners, building inspectors, contractors, and special inspectors may logically follow and construct the presentation of the seismic force-resisting systems in the construction documents. For buildings or structures located in Seismic Design Category D ₀ , D ₁ , D ₂ , or E that are subject to a greater level of seismic forces, the requirement to have a California licensed architect or engineer prepare the construction documents is intended to minimize or reduce structural deficiencies that may cause excessive damage or injuries in wood frame buildings. Structural deficiencies such as plan and vertical irregularities, improper shear transfer of the seismic force-resisting system, missed details or connections important to the structural system, and the improper application of the prescriptive requirements of the California Residential Code can be readily addressed by a registered design professional.
R301.1.4	Geological Topographical	This technical amendment is for buildings constructed on hillsides. Due to the local topographical and geological conditions of the sites within the greater Los Angeles region and their susceptibility to earthquakes, this amendment is required to address and clarify special needs for buildings constructed on hillside locations. A joint Structural Engineers Association of Southern California (SEAOSC), Los Angeles County, and Los Angeles City Task Force investigated the performance of hillside building failures after the Northridge earthquake. Numerous hillside failures resulted in loss of life and

Code Section	Condition	Explanation of Amendment
		millions of dollars in damage. These criteria were developed to minimize the damage to these structures and have been in use by the City and County of Los Angeles for several years.
R301.2.2.2.5	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment limits the type of irregular conditions as specified in the 2010 California Residential Code. Such limitations are recommended to reduce structural damages in the event of an earthquake. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls and all associated elements when designed for high levels of seismic loads.
R301.2.2.3.5.1	Geological	The term "one" in AISI S230, Section B1 conflicts with Table B1-1, whereas in the table it states the "thinnest connected steel sheet." The term "one" in the AISI S230, Section B1 language can misleadingly be interpreted as though one of the sheets can be 33 mils and the other sheet thicker, but that you still qualify for a reduction factor; this is not the intent of the tables. For example, in a steel-to-steel connection consisting of a 33 mils and 44 mils, and if in any part of the code it is required to provide (4) No. 8 screws, according to Table B1-1 the factor 1.0 would apply to the required number of screws and thus a reduction of screws would not be allowed.
R322.1.4.1	Geological Topographical	This amendment is intended to clarify who should perform studies and analyses for design flood elevations. Based on our vast experience with drainage and grading sites, we have concluded that registered civil engineers are highly equipped to perform such design and analyses.
R327	Climatic	States that Chapter R327 requirements are applicable to all occupancy groups as wildfire exposure impacts all types of buildings and structures. This amendment is needed due to the high-fire severity zones caused by low humidity, strong winds and dry vegetation.
R327.1.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.

Code Section	Condition	Explanation of Amendment
R327.1.3	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.1.3.1	Climatic	Clarifies the application of Chapter R327 to include additions, alterations, and/or relocated buildings. Additions, alterations, and/or relocated buildings have the same fire risk as new buildings.
R327.3.5.2	Climatic	Due to low humidity, strong winds, and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof.
R327.3.5.2.2	Climatic	Due to low humidity, strong winds and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof.
R327.4.3	Climatic	Due to low humidity, strong winds, and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof.
R327.5.2	Climatic	Due to low humidity, strong winds, and dry vegetation in high-fire severity zones, the Fire Department could not find sufficient evidence to allow the use of wood-shingle/wood-shake roof and would require the use of Class A roof covering.
R401.1	Geological	Wood foundations, even those that are preservative-treated, encounter a higher risk of deterioration when contacting the adjacent ground. The required seismic anchorage and transfer of lateral forces into the foundation system necessary for 2-story structures and foundation walls could become compromised at varying states of wood decay. In addition, global structure overturning moment and sliding resistance is reduced when utilizing wood foundations as opposed to conventional concrete or masonry systems. However, non-occupied, single-story storage structures pose significantly less risk to human safety and should be able to utilize the wood foundation guidelines specified in this Chapter.
R403.1.2 R403.1.3 R403.1.5	Climatic Geological	This proposed amendment requires minimum reinforcement in continuous footings and stepped footings to address the problem of poor performance of plain or under-reinforced footings during a seismic event. This amendment reflects the recommendations by the

Code Section	Condition	Explanation of Amendment
		<p>Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in the 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles. Interior walls can easily be called upon to resist over half of the seismic loading imposed on simple buildings or structures. Without a continuous foundation to support the braced wall line, seismic loads would be transferred through other elements such as non-structural concrete slab floors, wood floors, etc. Requiring interior braced walls be supported by continuous foundations is intended to reduce or eliminate the poor performance of buildings or structures.</p>
R404.2	Climatic Geological	<p>No substantiating data has been provided to show that wood foundations are effective in supporting structures and buildings during a seismic event while being subject to deterioration caused by presence of water in the soil as well as other materials detrimental to wood foundations. Wood foundations, when they are not properly treated and protected against deterioration, have performed very poorly and have led to slope failures. Most contractors are typically accustomed to construction in dry weather in the Southern California region and are not generally familiar with the necessary precautions and treatment of wood that makes it suitable for both seismic events and wet applications. With the higher seismic demand placed on buildings and structures in this region, coupled with the dryer weather conditions here as oppose to the northern and eastern part of the country, it is the intent of this proposal to take the necessary precautionary steps to reduce or eliminate potential problems that may result from the use of wood footings and foundations that does not take into consideration the conditions of this surrounding environment.</p>
R501.1	Geological	<p>There is no limitation for weight of mechanical and plumbing fixtures and equipment in the CRC Code. Requirements of ASCE 7-05 and CBC are necessary that limits equipment weight up to 400 pounds, mounted at 4 feet or less above the floor or attic level without engineering design.</p>

Code Section	Condition	Explanation of Amendment
R503.2.4	Geological	Section R502.10 of the Code does not provide any prescriptive criteria to limit the maximum floor opening size nor does Section R503 provide any details to address the issue of shear transfer near larger floor openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damages caused by seismic forces. Requiring blocking with metal ties around larger floor openings and limiting opening size is consistent with the requirements of Section R301.2.2.2.5.
602.3.2	Geological	The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads by eliminating single top plate construction. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system.
Table R602.3(1)	Geological	In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Building Code.
Table R602.3(2)	Geological	In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the

Code Section	Condition	Explanation of Amendment
		use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Building Code.
Table R602.10.1.2(2)	Geological	Due to the high geologic activities in the Southern California area and the expected higher level of performance on buildings and structures, this local amendment continues to reduce/eliminate the allowable shear values for shear walls sheathed with lath, plaster, or gypsum board. The poor performance of such shear walls sheathed with other materials in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. In addition, this proposed amendment is consistent with the conventional framing provisions of the 2010 California Building Code.
Table R602.10.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. This proposed amendment specifies minimum WSP sheathing thickness and nail size and spacing so as to provide a uniform standard of construction for designers and buildings to follow. This is intended to improve the performance level of buildings and structures that are subject to the higher seismic demands placed on buildings or structure in this region. This proposed amendment reflects the recommendations by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Joint Task Force that investigated the poor performance observed in 1994 Northridge Earthquake. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles for the California Building Code. In September 2007, cyclic testing data was provided to the structural code committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed

Code Section	Condition	Explanation of Amendment
		wood structural shear panels. In addition, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results.
Figure R602.10.3.2	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. Box nails were observed to cause massive and multiple failures of the typical 3/8" thick 3 ply-plywood during the Northridge Earthquake. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. The proposal for minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-05. The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. This proposed amendment continues amendments adopted during the previous code cycle for the California Building Code.
R602.10.3.3	Geological	The proposal to change the minimum lap splice requirement is consistent with Section 12.16.1 of ACI 318-05.
Figure R602.10.3.3	Geological	3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. Box nails were observed to cause massive and multiple failures of the typical 3/8-inch thick plywood during the Northridge Earthquake. This proposed amendment continues amendments adopted during the previous code cycle for the California Building Code.

Code Section	Condition	Explanation of Amendment
Table R602.10.4.1	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment continues the previous amendment adopted during the 2007 code adoption cycle for the California Building Code. In September 2007, limited cyclic testing data was provided to the ICC Los Angeles Chapter Structural Code Committee showing that stapled wood structural shear panels do not exhibit the same behavior as the nailed wood structural shear panels. As a matter of fact, the test results of the stapled wood structural shear panels appeared much lower in strength and drift than the nailed wood structural shear panel test results. Therefore, the use of staples as fasteners for shear walls sheathed with other materials shall not be permitted without being substantiated by cyclic testing. This proposed amendment is a continuation of an amendment adopted during previous code adoption cycles.</p>
Figure R602.10.4.1.1	Geological	<p>3/8" thick 3 ply-plywood shear walls experienced many failures during the Northridge Earthquake. The poor performance of such shear walls sheathed in the 1994 Northridge Earthquake was investigated by the Structural Engineers Association of Southern California (SEAOSC) and the Los Angeles City Task Force. The cities and county of the Los Angeles region have taken extra measures to maintain the structural integrity of the framing of the shear walls when designed for high levels of seismic loads. This proposed amendment continues the previous amendment adopted during the 2007 code adoption cycle for the California Building Code. The proposal in which "washers shall be a minimum of 0.229 inch by 3 inches by 3 inches in size" is consistent with Section R602.11.1 of the 2010 California Residential Code and Section</p>

Code Section	Condition	Explanation of Amendment
		2308.12.8 of the 2010 California Building Code.
R602.10.7.1	Geological	The performance of modern day braced wall panel construction is directly related to an adequate load path extending from the roof diaphragm to the foundation system. Interior braced wall panels, therefore, are also directly dependent upon the adequacy of the foundation system. In addition, the proposed amendment for Section R403.1.2 specifies that all exterior walls and required interior braced wall panels in buildings shall be supported with continuous footings.
R606.2.4	Geological	The addition of the word "or" will prevent the use of unreinforced parapets in Seismic Design Category D ₀ , D ₁ , or D ₂ , or on townhouses in Seismic Design Category C.
Table R802.5.1(9)	Geological	The number of nails required for the heel joint connection per Table R802.5.1(9) can be excessive depending on the rafter slope, spacing, and roof span. This footnote will help to prevent splitting of connecting wood members when large numbers of nail are required as stated in the National Design Specification for Wood Construction (NDS).
R802.8	Geological	This proposed amendment provides provisions to ensure that the ends of wood members and the points of bearing have adequate lateral support to prevent rotation and to help stabilize the members during construction. This proposed amendment is consistent with and similar to requirements contained in the NDS.
R802.10.2	Geological	Wood trusses are engineered structural elements that require engineered design and calculations. This amendment provides clarifications that all wood truss design drawings are to be prepared by a registered professional.
R803.2.4	Geological	Section R802 of the Code does not provide any prescriptive criteria to limit the maximum size of roof openings, nor does Section R803 provide any details to address the issue of shear transfer near larger roof openings. With the higher seismic demand placed on buildings and structures in this region, it is important to ensure that a complete load path is provided to reduce or eliminate potential damage caused by seismic forces. Requiring blocking with metal ties around larger roof openings and limiting the size of openings is consistent

Code Section	Condition	Explanation of Amendment
		with the requirements of Section R301.2.2.2.5.
R1001.3.1	Geological	The performance of fireplaces/chimneys without anchorage to the foundation has been observed to be inadequate during major earthquakes. The lack of anchorage to the foundation results in overturn or displacement.

SECTION 52. This ordinance shall become operative on January 1, 2011.

[30RESBLDNGMYCC]

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